



# 3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

5 Year Strategic Plan Executive Summary:

**(to be prepared)**

### Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

**Support housing for low to moderate-income individuals and families, homeless persons and special populations in need of supportive housing that provides the greatest level of self-sufficiency, dignity, and independence. Invest in housing development that allows for maximum long-term affordability. In addition, strengthen and preserve neighborhoods in Tempe and strengthen employment for low- and moderate- income persons.**

### General Questions

5 Year Strategic Plan General Questions response:

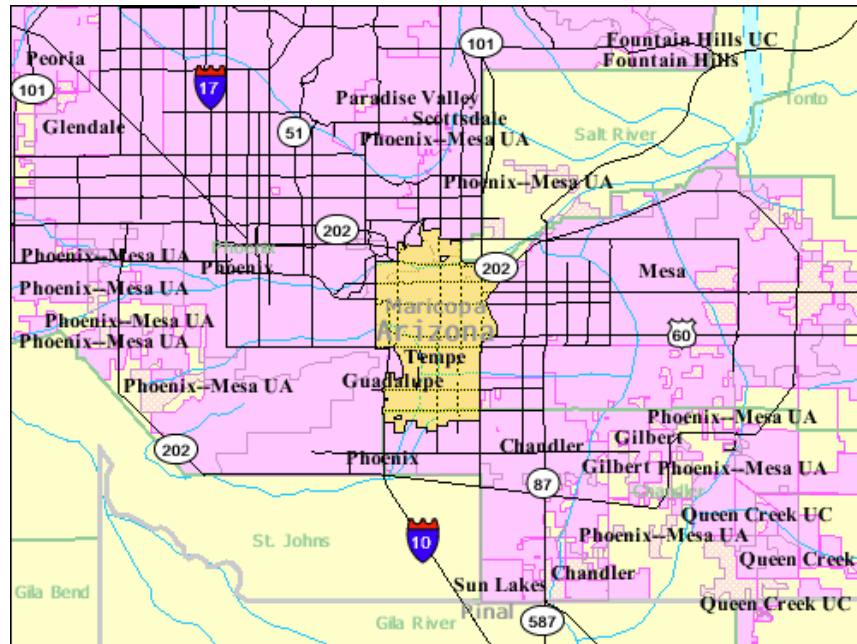
1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

**The City of Tempe is located in Maricopa County, in the heart of the Phoenix Metropolitan Area and is the seventh largest city in Arizona. The original settlement, known as "Hayden's Ferry", was founded in 1871. Twenty-three years later, in 1894, the "Town of Tempe" was incorporated. In 1929, Tempe was recognized as the "City of Tempe". Thirty-five years later, on October 19, 1964, Tempe became a "Charter City".**

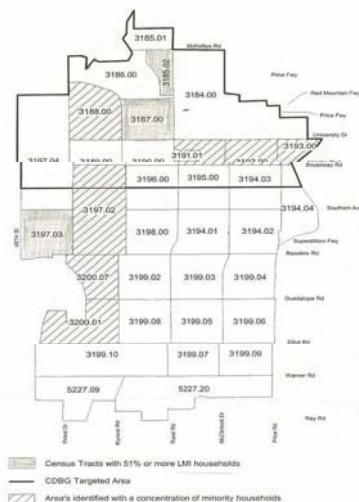
**The City of Tempe is landlocked on all sides; bordered by the communities of Scottsdale on the north, Salt River Pima-Maricopa Indian Community and Mesa to the east, Chandler to the south and Phoenix and Guadalupe to the west. The City is well served by freeways; the Loop 101, 202, US 60, I-10 and the Hohokam Expressway, all of which makes the City**

one of the most accessible in the Phoenix metropolitan area. Tempe is also home to Arizona State University (ASU). ASU is the largest public university in the US.

Activities covered in this Consolidated Plan generally are within the city limits of Tempe however, in some instances, activities may be conducted outside those limits. Examples of activities receiving funding outside the limits of Tempe include public service activities that are located in other jurisdictions but serve Tempe residents.



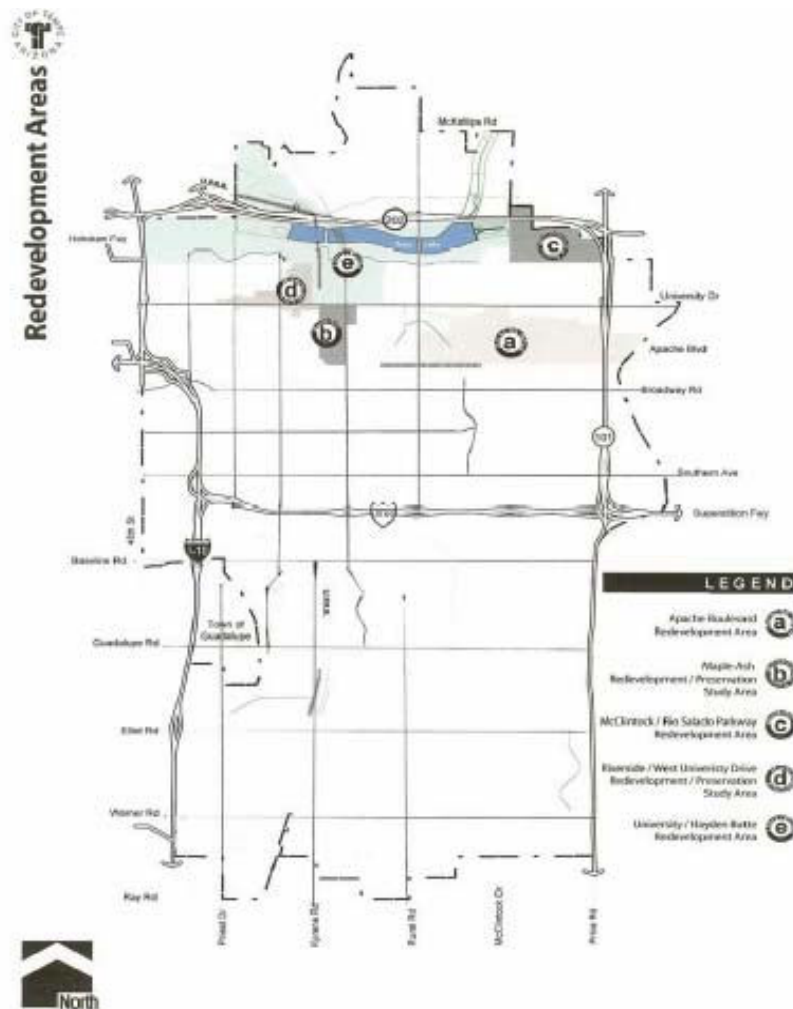
As indicated on the following map, the area north of Broadway Road is a CDBG target area. This area is considered to be the older section of Tempe; e.g. the first to age, therefore, the area first in need of services. In addition, the target area contains a higher concentration of minority households than other areas of the City and census tracts with 51% or more low-moderate income households.



2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

In addition to the target areas discussed earlier, the City of Tempe has established three designated **Redevelopment Areas** and two **Redevelopment Study Areas** within its corporate limits. To be designated a Redevelopment Area pursuant to ARS 36-1471, a predominance of residential or non-residential buildings or improvements exist where the locality deems it necessary in the interest of public health, safety, morals or welfare because of any of the following:

- ✓ Dilapidated, deteriorated, aging or obsolescent buildings or improvements;
- ✓ Inadequate provision for ventilation, light, air, sanitation or open spaces;
- ✓ Overcrowding;
- ✓ Existence of conditions that endanger life or property by fire or other causes; and,
- ✓ Other conditions drawn from the definition of 'blight' under state statute.



3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

- Of the 18,000 mortgages originated in Tempe from 2004 through 2006 at the peak of the housing bubble, approximately 3,800 or 21% were classified as 'high cost' or sub-prime according to HUD. This has contributed to elevated rates of foreclosure in Tempe as is the case elsewhere in Maricopa County. High foreclosure rates are having an adverse impact on low- and moderate- income households and mandating increasing assistance to keep individuals and families in decent, safe and sanitary housing notwithstanding the preservation of neighborhoods throughout Tempe.
- Similar to other regions in Maricopa County, increased risk of foreclosure in Tempe going forward will be derived from 'prime borrowers' struggling with unemployment issues, over-leveraging, declining homeowner equity and forthcoming resets of Option ARMs.
- Since 2007 the unemployment rate in Tempe has risen 125%, escalating from a seasonally adjusted rate of 2.8 % to 6.3% presently (5/09). This is causing great difficulties for many households in Tempe, and especially those at the low- and moderate- income end.
- While significant declines in home values have enhanced affordability for low- and moderate- income consumers, many are over-leveraged and unable to tap prevailing market opportunities. Others are 'underwater' and they owe more on their properties than the loans on them.
- The economic distress in Tempe is straining the local 'safety net', increasing the resource requirements for highly vulnerable persons 'at risk' of becoming homeless, actually homeless or those special need populations in need of supportive housing.
- The initiation of light rail in Tempe offers great opportunities and challenges. Strategically situated land are escalating in value due to current and projected light rail ridership going forward. Transit oriented development is presently being pursued and this will undoubtedly continue to build over time.
- Economic stress continues to adversely affect City of Tempe sales and property tax revenues in addition to user fees, and this is increasing the demand for resources for neighborhood stabilization, public services, capital improvements and infrastructure support, etc.

## **Managing the Process (91.200 (b))**

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The lead agency is the City of Tempe Community Development Department. The Tempe City Council has the responsibility for approving activities set forth in the Consolidated Plan. The staff liaison responsible for overseeing the development of the Consolidated Plan and administering programs covered by the Plan is: Liz Chavez, Housing Services Administrator, Community Development Department, Housing Services Division, P.O. Box 5002, Tempe, AZ 85280, telephone: 480-350-8958 TDD: 480-350-8913 FAX: 480-350-8902 E-mail: [liz\\_chavez@tempe.gov](mailto:liz_chavez@tempe.gov). The contact for all aspects of the Consolidated Plan is Craig Hittie, Affordable Housing Supervisor, Housing Services Division, 480.350.8960.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

#### 3-5 Year Strategic Plan Managing the Process response:

**The City of Tempe held two meeting with the City Council; one with the full council and the other with the Subcommittee on Affordable Housing. Two public hearings were also conducted on the Consolidated Plan. Meetings were also held with staff of the Director of the Community Development Department as well as the following Department Divisions: Housing Services, Economic Development and Historic Preservation.**

**Consultations were undertaken with the following individuals and organizations:**

- ✓ Chris Salomone, Community Development Manager, City of Tempe
- ✓ Liz Chavez, Housing Services Administrator, City of Tempe
- ✓ Craig Hittie, Affordable Housing Supervisor, City of Tempe
- ✓ Larry Schmalz, Redevelopment Manager, City of Tempe
- ✓ Matthew Hess, Affordable Housing Specialist, City of Tempe
- ✓ Sheri Wakefield Saenz, Economic Development Manager, City of Tempe
- ✓ Joe Nucci, Historic Preservation Officer, City of Tempe
- ✓ Theresa James, Homeless and Fair Housing Coordinator, City of Tempe

Internet surveys were also conducted with affordable housing, homeless, supportive housing and community development providers in Tempe. The survey was sent via email to an extensive mailing list and placed on the City of Tempe website. The survey was interactive and surveys were returned to the City of Tempe for tabulation and assessment. The survey was also available for comment by the public.

### **Citizen Participation (91.200 (b))**

1. Provide a summary of the citizen participation process.

**The Tempe Citizen Participation process involved the following activities:**

- With respect to homeless and supportive housing needs, input was solicited by interviews with state agencies, providers and information gleaned from the ongoing continuum of care processes.
- An internet survey was executed to solicit input from affordable housing, community development, homeless and supportive housing organizations and providers, the lending, development and real estate industries and the general public.
- Consistent with the Maricopa County Citizen Participation Plan, input and feedback on the draft plans was also collected through two public hearings conducted on November 17, 2009 and May 6, 2010.
- In addition to the above, meetings were held with staff of the Community Development Department, including the following Divisions: Housing Services, Economic Development, Redevelopment and Historic Preservation.
- Presentations were also made to Tempe City Council Subcommittee on Affordable Housing on November 17, 2009 and February 16, 2010.

- A presentation was made to the full Tempe City Council on March 25, 2010.
- 2. Provide a summary of citizen comments or views on the plan.

(to be inserted)

- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

#### **Public Notices**

Notices include information on how to request special assistance for sight and/or hearing impaired persons at the public meetings. In addition, notices include information on who to contact for Spanish translation of the notice. To reach a broader audience, notices of public hearing are posted on the City web site at: <http://www.tempe.gov/housing>. Notices are also published in the Az Republic, the local newspaper, and in the public lobbies of the Community Development Department.

#### **Public Hearings**

Public hearings are held in conjunction with regularly scheduled City Council meetings. Meeting notices are posted approximately one week prior to the meeting. The agenda for the council meeting, which includes the public hearing information, are available from the City Clerk's office or from the City's web site. Tempe City Council meetings are broadcast live on the City's government access channel, Tempe Cable Channel 11. In addition, the meetings are re-broadcasted on cable Channel 11 throughout the following week. Council meetings are also broadcast live on the internet at [www.tempe.gov/tempe11/video](http://www.tempe.gov/tempe11/video). All Council meetings are recorded on video and audio tape. Written minutes of the meeting are maintained by the City Clerk's Office for the permanent public record. The public may review these public records at any time during normal City business hours. In addition, hard copies of the minutes may be obtained from the City Clerk. Videotapes of the Council meetings are available for purchase. For sight and/or hearing impaired persons, requests for accessibility may be made 48 hours prior to the meeting. The first public hearing was held on November 17<sup>th</sup> of 2009. Citizens were invited to express their views and proposals on how funding may be used and on needs and priorities for the 5-year Consolidated Plan period.

The second public hearing was held on May 6, 2010 after the draft Consolidated Plan and Action Plan have been made available for a 30-day comment period. The City Council also receives social service funding recommendations from the Tempe Community Council at an Issue Review Session. This occurs prior to the final public hearing on the Consolidated Plan and Action Plan. This Issue Review Session is also televised on Tempe Cable Channel 11. In addition, funding recommendations on all programs are presented to the City Council by the Housing Services staff either during an Issue Review Session, which allows additional citizen's input, or by including information in the Friday Council packets. Friday Council packets are distributed by hard copy to the Mayor and Council, and electronically to City employees and the media. The packets are public documents and, therefore, are available to the public upon request.

#### **Public Meetings**

At least one public meeting is held prior to the development of the Consolidated Plan and the Action Plan, and it was held on November 17, 2009.

#### **Availability of Plan**

When the draft Consolidated Plan is published, a notice of its availability is published in the AZ Republic. Hard copies are available at the Housing Services Division of the City of



Tempe. Requests for copies may be made in person, by mail, e-mail or telephone. The draft is also published on the City's web site at [www.tempe.gov/housing](http://www.tempe.gov/housing). Citizens are invited to submit comments on the draft Plan via the U.S. mail, e-mail or during the second public hearing. After the final public hearing and approval by City Council, the Consolidated Plan is published in final format. Hard copies are available from the Housing Services Division upon request. In addition, the approved Plan is available from the City's web site.

#### **Access to Meetings**

City Council Chambers as well as all City offices, are accessible to persons with disabilities. Reasonable accommodation may be requested 48 hours prior to a meeting for special circumstances.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

**To be inserted.**

### **Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

The City of Tempe is set up as a Council/Manager form of government, and as such, the Council approves both the Annual Plan and every five years, the Consolidated Plan. The Housing Services Section, an administrative division of the Tempe Community Development Department is the lead entity in ongoing plan development and implementation in the public sector. The Housing Services Division administers the city's CDBG, HOME, ADDI, Section 8 and self-sufficiency programs, in addition to Tempe homebuyer assistance, housing rehabilitation, fair housing, homeless, historic preservation and supportive housing programs. The Redevelopment and Economic Development Divisions within the Community Development also execute Tempe neighborhood revitalization and job generations for low and moderate income households as well as slum and/or blight mitigation.

The Tempe Community Council (TCC) is also heavily involved in the determination and implementation of public services throughout the community. The TCC is comprised of capable and committed staff, board members and staff and represent a significant attribute of the community.

Tempe is also extremely benefitted by the location of the NewTown CDC within its corporate limits. NewTown implements aspects of a variety of housing programs within the community as well as administering a Community Land Trust started by the City of Tempe. Tempe is a Certified Local Government by intergovernmental agreement with the National Park Service and the Arizona State Historic Preservation Office. The Certified Local Government (CLG) program is a partnership between Federal, State, and local governments created to preserve historic resources at the local level.

Tempe is also blessed with a vibrant development community given the major residential and commercial redevelopment evident throughout the locality and especially downtown. This is bolstered by ASU and its extensive asset base. Notwithstanding extremely difficult prevailing market conditions, Tempe is well positioned to tap residential and commercial opportunities for low and moderate income persons over the ensuing five years.

2. Assess the strengths and gaps in the delivery system.

**Tempe is blessed with a strong institutional structure to design, administer and directly implement its affordable housing, historic preservation, community development, homeless and supportive housing programs. The capacity of the local government, non-profit and private sectors are all extremely strong as discussed earlier. The challenges that Tempe faces going forward is to sustain and continually strengthen its strong capacity as well as continue to grapple with its success. Tempe is a Valley-wide destination as a result of ASU, its highly successful downtown redevelopment, downtown waterfront, strategic valley location and recent initiation of light rail. Notwithstanding difficult economic and market conditions, Tempe is faring better than many others in the Valley. Increasing gentrification and higher land costs represents challenges to address going forward over the next five years.**

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

**This question does not apply to the City of Tempe since it does not operate public housing within its jurisdiction.**

3-5 Year Strategic Plan Institutional Structure response:

### **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

**[Refer to the Monitoring Policy for the Maricopa County Consortium in the Additional Files Section]**

#### **Housing**

**The City monitors housing rehabilitation, new construction activity and all other community development activities carried out by sub-recipients on an annual monitoring schedule created to ensure strict compliance with applicable HUD regulations and program guidelines. The monitoring process also includes an ongoing review of production levels as delineated in the Five-Year Consolidated Plan.**

- **On a regular basis, the City reviews applications for specific project funding, reviewing all available funds against the needs of projects in the pipeline. This is in addition to reviewing project feasibility, providing technical assistance, and monitoring the progress of projects from the time funds are committed, through construction and then on an ongoing basis.**



- When appropriate, the City reviews all sub-grantee operating expenses by examining invoices and supporting documentation for monthly program expenditures, including administrative and construction costs.
- Quarterly, the City comprehensively reviews sub-recipient performance levels; reviews overall performance against goals, as well as analyzes consolidated budget statements.
- Annually, the City conducts regular site visits to monitor the programs and the rental affordable housing developments supported by HUD funds. Programmatic monitoring includes the review of an agency's financial management systems and their files and records of projects completed in the past five years. Rental developments are monitored through the review of tenant files to ensure that income-eligibility requirements are satisfied and through property inspections to ensure Housing Quality Standards are met.

This system of monitoring is built into our service delivery system and is conducted as prescribed by HUD. Each year the Housing Division conducts property inspections on 10% to 15% of the units in its affordable housing stock using the schedule below:

**Property Inspection Schedule:**

- Every 3 years for projects with 1-4 units
- Every 2 years for projects with 5-25 units
- Annually for projects with 26 or more units

Prior to issuing payment for any good or service funded under the various programs, the Community Development staff verifies that the good or service has been provided and that the various program requirements have been met. Funds are usually paid out quarterly upon receipt of reports from the subgrantees showing (i) costs incurred; (ii) activities conducted; (iii) accomplishments achieved; (iv) performance measurement indicators; and (iv) such other statistical information the City may require. These reports are reviewed by staff to evaluate whether the program is being carried out in a timely manner and is meeting the goals and objectives initially established. Sub-Grantees are also responsible for providing the City with a timely annual report which will be used by the City in preparing its final report to HUD. This report will also be used to evaluate the Sub-Grantees capacity and effectiveness in carrying out CDBG funded programs during subsequent funding cycles.

**Public Services**

Monitoring of program activities is handled by staff of the Housing Services Division. The Housing Services Division monitors activities on an on-going basis to ensure funds are expended in accordance with federal regulations and City procedures.

Monitoring efforts for CDBG subrecipients are conducted at least annually to ensure sub-recipients are in compliance with all regulations governing their administrative, financial and programmatic operations. A standardized monitoring checklist, developed and utilized by Maricopa County Consortium members and updated regularly, is used to examine fiscal and program performance and to measure regulatory compliance.

It is the City's policy to monitor all agencies, regardless of their level of funding or performance, annually. In addition to monitoring program performance, technical assistance is also provided. By performing an annual monitoring on all subrecipients, both the City and the subrecipient can be assured of continual compliance with program

regulations and processes. If issues that may lead to non-compliance are found, technical assistance will be provided to assist the sub-recipient to make the necessary corrections or adjustments in order to avoid falling into non-compliance.

The City offers technical assistance to all sub-recipients not only during the monitoring process but throughout the year. The annual monitoring provides both the City and the sub-recipient at least one time during the program year to review the processes and determine what, if any, technical assistance may be needed.

Monitoring may include the following procedures:

- ✓ review of monitoring reports, audits and management letters at application
- ✓ review of federal requirements during contract signing
- ✓ review of periodic reimbursement requests/performance reports
- ✓ technical assistance (meetings, telephone calls, site visits, written correspondence, etc.)
- ✓ desk reviews (in-house reviews of documentation submitted to the reviewer)
- ✓ on-site reviews (on-site reviews consist of reviews of program files, fiscal systems and financial records)
- ✓ other comprehensive monitoring as warranted

All monitoring will result in written letters documenting any findings, concerns or suggestions noted during the reviews. Whenever possible, monitoring letters are issued in draft format to activity administrators for review and comment. Entities may be given ten days in which to comment on the draft letters. Final monitoring letters are issued to the chief executive officers of the monitored entities. Any comments received from activity administrators will be incorporated into the final monitoring letters.

HOME funded activities will be monitored by HOME Consortium monitoring teams. A peer review process will be used for monitoring Consortium members. Each Consortium member will be reviewed annually by a team consisting of rotating personnel from the members of the Consortium.

Team monitoring of CDBG subrecipients also is conducted. The City will team with other cities to monitor agencies being funded by both jurisdictions. The team monitoring approach eases the process for the sub-recipients.

## **Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.

The method by which priorities were established in the plan included:

- ✓ Through consultation within the city among affected departments and agencies and input from affordable housing, community development, historic preservation, supportive housing and homeless providers executed via survey (internet) as well as consultation with the Tempe Community Council and the Affordable Housing Subcommittee of the City Council.
- ✓ An evaluation of needs against the past goals and objectives and assessment of CAPERs.
- ✓ An assessment of the likely resources and the administrative factors associated with the viability of implementations.

The assignment of priorities was undertaken through the following rating system:

- ❖ **(H)igh Priority:** Activities assigned a High priority will be funded with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time covered by this Consolidated Plan (FY 2010-'14).
- ❖ **(M)edium Priority:** Activities assigned a Medium priority may be funded with federal funds either alone or in conjunction the investment of other public or private funds during period of time covered by this Consolidated Plan (FY 2010-'14).
- ❖ **(L)ow or (N)o Priority:** Activities assigned a Low or No priority may not be funded with federal funds either alone or in conjunction the investment of other public or private funds during period of time covered by this Consolidated Plan (FY 2010-'14) unless a substantial amendment changing the priority to High or Medium is approved by HUD.

2. Identify any obstacles to meeting underserved needs.

- Of the 18,000 mortgages originated in Tempe from 2004 through 2006 at the peak of the housing bubble, approximately 3,800 or 21% were classified as 'high cost' or sub-prime according to HUD. This has contributed to elevated rates of foreclosure in Tempe as is the case elsewhere in Maricopa County. High foreclosure rates are having an adverse impact on low- and moderate- income households and mandating increasing assistance to keep individuals and families in decent, safe and sanitary housing notwithstanding the preservation of neighborhoods throughout Tempe.
- Similar to other regions in Maricopa County, increased risk of foreclosure in Tempe going forward will be derived from 'prime borrowers' struggling with unemployment issues, over-leveraging, declining homeowner equity and forthcoming resets of Option ARMs.
- Since 2007 the unemployment rate in Tempe has risen 125%, escalating from a seasonally adjusted rate of 2.8 % in 2007 to 6.3% presently (5/'09). This is causing great difficulties for many households in Tempe, and especially those at the low- and moderate- income end.
- While significant declines in home values have enhanced affordability for low- and moderate- income consumers, many are over-leveraged and unable to tap prevailing market opportunities. Others are 'underwater' and they owe more on their properties than the loans on them.
- The economic distress in Tempe is straining the local 'safety net', increasing the resource requirements for highly vulnerable persons 'at risk' of becoming homeless, actually homeless or those special need populations in need of supportive housing.
- The initiation of light rail in Tempe offers great opportunities and challenges. Strategically situated land and improved real estate uses are escalating in value due to current and projected ridership going forward. Transit oriented development is presently being pursued and this will undoubtedly continue as ridership strengthens over time.
- Economic stress continues to adversely affect City of Tempe sales and property tax revenues in addition to user fees, and this is increasing the demand for resources for neighborhood stabilization, public services, capital improvements and infrastructure support, etc.
- Absentee ownership and transient populations associated with student housing continue to be challenges in mitigating residential decay.

- **The gentrification of housing in areas that previously were considered affordable for low-income residents, along with a lack of and need for student housing, raises the cost of housing in traditionally affordable areas of the City.**
- **Land available for affordable housing development is limited due to Tempe's land-locked status.**

## **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

**HOUSING INVENTORY AND LOW INCOME HOUSEHOLDS 'AT RISK' FROM  
LEAD BASED PAINT HAZARDS (Based on 2007 Census)**

JURISDICTION	Pre 1940 Housing		1940-'59 Housing		1960-'79 Housing		TOTAL PRE '80 UNITS		
	Total Units	Low Income	Total Units	Low Income	Total Units	Low Income	Total Units At Risk	Units Occup. By Low Income	Low Income % of Total
<b>FACTOR</b>									
Incidence of Lead Based Paint Hazard 1	90.00%	90.00%	80.00%	80.00%	62.00%	62.00%	na	na	na
<b>CITY OF TEMPE</b>	517	465	4,350	3,480	34,689	21,507	39,556	25,452	64.35%

SOURCES: 2007 ACS, "Comprehensive and Workable Plan for the Abatement of Lead Based Paint in Privately Owned Structures", ICF Inc. Low income households earn under 80% of the median income by county adjusted by household size. FY 2000 CHAS Data.

1/Confidence interval of plus or minus 10%.

**According to the 2005 Arizona Lead Poisoning Risk Index (LPRI) formula developed by the Arizona Department of Health Services, the following Tempe census tracts or zip codes (portions) were considered high risk in 2000: 85281, 85282, 8283.**

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

**The City of Tempe will continue to comply with all lead-based paint (LBP) requirements imposed by HUD and will continue to direct resources to eliminate lead-paint in its housing. The following actions will take place:**

### **Rehabilitation Assistance Programs; CFR 35.900**

**The City of Tempe will continue to address, monitor, evaluate and reduce lead-based paint hazards throughout the community through its Housing Improvement Program and Emergency Rehabilitation Grant Program.**

**The City addresses all pre-1978 units participating in its Rehabilitation programs with a presumption of lead-paint hazards.**

**The City of Tempe contracts with Environmental Protection Agency (EPA) certified lead paint firms for assessment and abatement activities in the rehabilitation programs.**

Lead-based paint requirements for rehabilitation programs using CDBG and HOME funds fall into three categories. The categories are based on the amount of rehabilitation assistance provided for the rehabilitation project. The categories and requirements per category are as follows:

- a. Pre-1978 property receiving less than or equal to \$5,000 per unit in Federal rehabilitation assistance. The City of Tempe will:
  - Provide families with a copy of Renovate Right or other EPA approved document;
  - Conduct paint testing or presume the presence of lead-based paint. If paint testing indicates the painted surfaces are not coated with lead-based paint, safe work practices and clearance are not required.
  - Implement safe work practices during rehabilitation work and repair paint that is disturbed
  - After completion of any rehabilitation activities disturbing painted surfaces, perform a clearance examination of the worksite(s). Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than set forth in HUD regulations (CFR 35.1350(d).
- b. Pre-1978 property receiving more than \$5,000 and up to \$25,000 in Federal rehabilitation assistance. The City of Tempe will:
  - Provide families with a copy of Renovate Right or other EPA approved document;
  - Conduct paint testing or presume the presence of lead-based paint;
  - Perform a risk assessment in the dwelling units receiving painted surfaces before rehabilitation begins;
  - Perform interim controls of all lead-based paint hazards Identified;
  - Implement safe work practices during the rehabilitation work and repair any paint that is disturbed and is known or presumed to be lead-based paint;
  - On-going maintenance activities is required if the rehabilitation assistance is HOME funded.
- c. Pre-1978 property receiving more than \$25,000 per unit in Federal rehabilitation assistance. The City of Tempe will:
  - Provide families with a copy of Renovate Right or other EPA approved document;
  - Perform a risk assessment in the dwelling units receiving Federal assistance and in associated common areas and exterior painted surfaces before rehabilitation begins;
  - Abate all lead-based paint hazards identified by the paint testing or risk assessment. Interim controls are acceptable on exterior paint surfaces that are not disturbed by rehabilitation activities and on lead-paint hazards that have an area smaller than the minimum limits specified in HUD Regulations. If abatement is required, it is necessary to abate only the surface area with hazardous conditions.
  - Implement safe work practices during rehabilitation work and repair any paint that is disturbed and is known or presumed to be lead-based paint.

#### **Section 8 Housing Choice Voucher Program; CFR 35.1200**

The City of Tempe inspects all units prior to placing a unit under a Housing Assistance Payments Contract and at least annually thereafter.

For units built prior to 1978, the PHA is responsible for the following:

- Visual assessment for deteriorated paint (peeling, chipping, flaking) surfaces at initial and annual inspections;

- Assuring that a clearance examination is conducted when required;
- Carrying out special requirements for children under age six who have environmental intervention blood levels as verified by health agencies;

Property owners are responsible for the following:

- Disclosing known lead-based paint hazards to potential residents prior to the execution of a lease (the Housing Authority must keep a copy of the disclosure notice executed by the owner and tenant in the assisted tenant's file);
- Providing all prospective families with a copy of Protect Your Family from Lead in Your Home or other EPA approved document;
- When necessary, stabilize each deteriorated paint surface before the assisted occupancy may begin. If the assisted tenant is already occupying the unit, paint stabilization must be completed within 30 days of the Housing Authority's notification to the owner of the visual inspection results.
- Each time a lead-based paint activity is performed on the unit, notify the tenants about the conduct of lead hazard reduction activities and clearance (if required);
- Conduct lead hazard reduction activities when required by the Housing Authority;
- Perform all work in accordance with HUD prescribed safe work practices and conduct clearance activities when required;
- Perform ongoing maintenance. As part of this ongoing maintenance, the property owner must provide written notice to each assisted family asking occupants to report deteriorated paint. The notice must include the name, address and telephone number of the person responsible for accepting the occupant's complaint.

## HOUSING

### Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

Included on Table 2A attached, the research methodology used to estimate and project affordable housing demand involved the application of ratios of households with problems from HUD CHAS data (special census runs) evident in 2000 to projected 2010 to 2015 household estimates drawn from the MAG. According to HUD, a household with problems consists of:

- (1) persons and families living in units with physical defects (lacking a complete kitchen or bath; or
- (2) persons and families living in overcrowded conditions (greater than 1.01 persons/room); or
- (3) persons and families cost burdened (paying more than 30 percent of income for housing including utilities).



For low income households with problems, cost burden appears to be the primary contributing factor. While the incidence of physical defects and overcrowding are evident, they are overshadowed by cost burden and present with it. High foreclosure rates and substantial declines in home values throughout Maricopa County are undoubtedly increasing overcrowding and abandoned and dilapidated dwellings.

#### **Household Needs For Those Earning Less Than 30% of the Area Median**

It estimated that a total of 6,700 households or 9 percent of all households in Tempe are comprised of households earning less than 30 percent of the median income with housing problems of some sort. Of the 5,550 renter households with problems in FY 2010...

- ✓ 6 percent are elderly
- ✓ 20 percent are comprised of small households
- ✓ 6 percent are comprised of large households
- ✓ 68 percent are comprised of one-person households, yet needs here should be qualified since some derived from students.

Of those 14,660 owner households with problems in 2010...

- ✓ 33 percent are elderly
- ✓ 19 percent are small households
- ✓ 10 percent are large households
- ✓ 38 percent are one-person households

By FY 2014, it is estimated that an additional 315 households will have problems. Supplemental insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 5,940 households are so burdened in FY 2010, with 83 percent comprised of renters and 17 percent owners.

#### **Household Needs For Those Earning From 31- 50% of the Area Median**

It estimated that a total of 6,100 households or 8 percent of all households in Tempe are comprised of households earning between 31 to 50 percent of the median income with housing problems of some sort. Of the 4,760 renter households with problems in FY 2010...

- ✓ 5 percent are elderly
- ✓ 28 percent are comprised of small households
- ✓ 8 percent are comprised of large households
- ✓ 59 percent are comprised of one-person households.

Of those 1,335 owner households with problems in 2010...

- ✓ 42 percent are elderly
- ✓ 26 percent are small households
- ✓ 10 percent are large households
- ✓ 22 percent are one-person households

By FY 2014, it is estimated that an additional 226 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 5,800 households are so burdened in FY 2010, with 87 percent comprised of renters and 13 percent owners.

#### **Household Needs For Those Earning From 51- 80% of the Area Median**

It estimated that a total of 7,150 households or 9.6 percent of all households in Tempe are comprised of households earning between 51 to 80 percent of the median income with housing problems of some sort. Of the 4,900 renter households with problems in FY 2010...

- ✓ 7 percent are elderly
- ✓ 25 percent are comprised of small households
- ✓ 11 percent are comprised of large households
- ✓ 57 percent are comprised of one-person households.

Of those 2,250 owner households with problems in 2010...

- ✓ 22 percent are elderly
- ✓ 39 percent are small households
- ✓ 14 percent are large households
- ✓ 25 percent are one-person households

By FY 2015, it is estimated that an additional 280 households will have problems. Further insights into distress are derived from households paying more than 50% of their income for housing or severely cost burdened. Using this standard note that 1,000 households are so burdened in FY 2010, with 44 percent comprised of renters and 56 percent owners.

Refer to Table 2A for the identification of needs associated with special populations requiring supportive housing (housing and supportive services). Estimates were derived from HUD CHAS data in '00 for populations with a mobility and self-care limitation as well as from other sources. Current surveys indicate 978 households and persons are on the Tempe Section 8 waiting list.

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

An analysis of the 2000 CHAS tabular information presented below indicated that only Native Americans earning under 30% of the median held any disproportionately greater need than any other ethnic group in Tempe.

MINORITY HOUSING ASSESSMENT, 2000

Item	All Households	White (Not Hispanic)	Hispanic	Black (Not Hispanic)	Native American (Not Hispanic)	Asian (Not Hispanic)	Hawaiian & Pacific Islander (Not Hispanic)	Self Care Limitation
<b>Total Households</b>	62,992	48,144	8,094	2,100	823	2,846	45	6,980
<b>Earning Less Than 30 MFI With Problems</b>	7,361 79.0%	4,880 82.0%	1,209 83.0%	259 85.0%	148 93.0%	666 50.0%	25 60.0%	795 78.0%
<b>Earning 31-50% MFI With Problems</b>	6,206 84.0%	4,180 82.0%	1,232 86.0%	207 91.0%	153 91.0%	393 86.0%	n/a n/a	926 73.0%
<b>Earning 51-80% MFI With Problems</b>	10,712 57.0%	7,684 55.0%	1,815 61.0%	566 67.0%	143 63.0%	324 51.0%	n/a n/a	1,445 51.0%

Source: 2000 CHAS data.

In analyzing 2000 CHAS data for Native Americans, it became apparent that the problems evident were for households earning under 50% of the median who were renters. As a result, Tempe will explore efforts to address this target group over time.

3-5 Year Strategic Plan Housing Needs response:

## **Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

**Refer to Table 2A attached for Tempe priority housing needs and activities to be undertaken from FY 2010 – FY 2014. Note that the needs component of Table 2A was prepared by extrapolating the CHAS special census runs for households ‘with problems’ by tenure, income category and household type for 2010 and 2015.**

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

**Housing market conditions have changed dramatically in Tempe over the last five years and the community has achieved major success in its downtown redevelopment and economic development endeavors. Beyond housing the largest public university in the United States, Tempe is a major destination in the Phoenix Metropolitan Area. The determination of housing priorities for Tempe incorporate the following community objectives:**

- **Preserve the community’s safety net by assigning (H)igh priorities to all renter households earning under 50% of the median with the exception of ‘other’ or one-person households assigned a (M)edium priority since it is generally comprised of students. The community is equally concerned about the ability of elderly, small (2-4) and large (>5) households earning under 50% MFI to tap rental support resources. Approaches include rental subsidies and new rental production or acquisition with or without rehabilitation with an eye for mixed-income projects in light of sustained redevelopment and escalating land costs going forward. Efforts will include mixed-income Transit Oriented Development (TOD) projects, land leasing perhaps via Land Trusts, LIHTC, tax exempt bonds and other state and federal resources needed to mitigate required gap financing.**
- **With respect to current and prospective Tempe homeowners, a H(igh) priority was assigned to all household categories earning 31-50% and 51-80% of the county median with the exception of ‘other’ or one-persons households (mostly student households). With affordability substantially enhanced in light of major home value and purchase price reductions, households in these categories represent priorities for housing rehabilitation support in targeted areas, acquisition with or without rehabilitation and homeownership. The community is committed to homeownership to concurrently stabilize neighborhoods and foster opportunities for first-time buyers. Like other localities in Maricopa County and the State of Arizona, Tempe is experiencing neighborhood instability from comparatively high foreclosure activity and the serious erosion of homeowner equity. The resources anticipated to be used for prospective and new homeowners include CDBG, HOME, Maricopa County IDA MCCs and MRBs, first-time buyer tax credits under the federal stimulus bill, other federal resources, Arizona Department of Housing resources and City of Tempe HTF resources, etc.**

3. Describe the basis for assigning the priority given to each category of priority needs.

Priorities were assigned based on a combination of factors that include: community input and comments received; research findings associated with the magnitude and type of need by households by tenure, income category and household type; and, the assessment of resources available to address needs by the city in light of prevailing market conditions. The measurement of needs were depicted as either H(igh), (M)edium, (L)ow or N(one) consistent with HUD regulation explained earlier under 'Priority Needs Analysis and Strategies (91.215 (a))'.

4. Identify any obstacles to meeting underserved needs.

- Of the 18,000 mortgages originated in Tempe from 2004 through 2006 at the peak of the housing bubble, approximately 3,800 or 21% were classified as 'high cost' or sub-prime according to HUD. This has contributed to elevated rates of foreclosure in Tempe as is the case elsewhere in Maricopa County. High foreclosure rates are having an adverse impact on low- and moderate- income households and mandating increasing assistance to keep individuals and families in decent, safe and sanitary housing notwithstanding the preservation of neighborhoods throughout Tempe.
- Similar to other regions in Maricopa County, increased risk of foreclosure in Tempe going forward will be derived from 'prime borrowers' struggling with unemployment issues, over-leveraged residents, declining homeowner equity and forthcoming resets of Option ARMs.
- Since 2007 the unemployment rate in Tempe has risen 125%, escalating from a seasonally adjusted rate of 2.8 % to 6.3% presently (5/09). This is causing great difficulties for many households in Tempe, and especially those at the low- and moderate- income end.
- While significant declines in home values have enhanced affordability for low- and moderate- income consumers, many are over-leveraged and unable to tap prevailing market opportunities. Others are 'underwater' and they owe more on their properties than the loans on them.
- The economic distress in Tempe is straining the local 'safety net', increasing the resource requirements for highly vulnerable persons 'at risk' of becoming homeless, actually homeless or those special need populations in need of supportive housing.
- The initiation of light rail in Tempe offers great opportunities and challenges. Strategically situated land and improved real estate uses are escalating in value due to current and projected ridership going forward. Transit oriented development is presently being pursued and this will undoubtedly continue as ridership strengthens over time.
- Economic stress continues to adversely affect City of Tempe sales and property tax revenues in addition to user fees, and this is increasing the demand for resources for neighborhood stabilization, public services, capital improvements and infrastructure support, etc.
- Absentee ownership and transient populations associated with student housing continue to be challenges in mitigating residential decay.
- The gentrification of housing in areas that previously were considered affordable for low-income residents.
- Land available for affordable housing development is limited due to Tempe's land-locked status and current/projected rising land values resulting from successful redevelopment, solid student enrollment and easy accessibility from light rail.

## 3-5 Year Strategic Plan Priority Housing Needs response:

**Housing Market Analysis (91.210)**

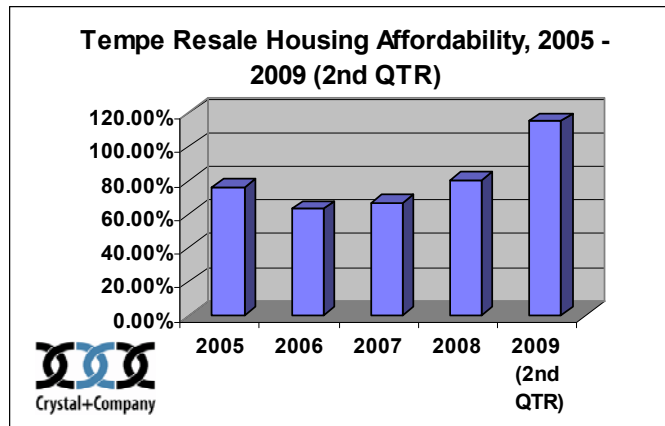
\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.


CITY OF TEMPE						
Jurisdiction						
Housing Market Analysis						
Complete cells in blue.						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total	Substandard Units
<b>Affordability Mismatch</b>						
Occupied Units: Renter		12,646	12,799	5,675	31,120	2,334
Occupied Units: Owner		1,094	5,595	25,307	31,996	2,400
Vacant Units: For Rent	7%	767	1,185	258	2,210	166
Vacant Units: For Sale	1%	20	50	229	299	22
Total Units Occupied & Vacant		14,527	19,629	31,469	65,625	4,922
Rents: Applicable FMRs (in \$)		677	817	1,190		
Rent Affordable at 30% of 50% of MFI		549	658	761		
<b>Public Housing Units</b>						
Occupied Units		203	474	621	1,298	0
Vacant Units		11	18	30	59	55
Total Units Occupied & Vacant		214	492	651	1,357	55
Rehabilitation Needs (in \$)		\$1,991,542,907	\$2,690,988,899	\$4,314,164,229	\$8,996,696,035	

The table above is the Housing Market Analysis Table in the Needs.xls workbook with 2000 data and it assumes that 7.5% of the housing inventory is substandard or 'at risk' requiring an average of \$25,000 per unit to resolve. The inventory shown is that occupied by households earning less than 80% MFI. More current estimates of the number of vacant or abandoned buildings drawn from HUD NSP data used to allocate funds was 3,429 as of June of 2008. Some units are suitable for rehabilitation and some are not, however, on-site surveys have not been undertaken to establish exact counts.

Market trends in the homeownership market are very evident from the housing affordability index generated by the Arizona State University Center For Realty Studies. This index measures the ability of households earning the median income in Maricopa County to afford the median priced dwelling for resale and newly constructed units. The higher the index the more affordable the inventory to the consumer, and vice-versa. With static median income and comparatively low prevailing interest rates, affordability has increased by 50% for resale since 2005. The stream of foreclosures into the Tempe market continues to maintain the unsold inventory at high levels thereby placing downward pressure on sale values. This has greatly enhanced affordability for households in all income categories. It is likely we are near the bottom concerning falling home values, and pricing is likely to rise at moderate levels later in the planning period.




**TEMPE AND MARICOPA COUNTY NEW AND RESALE AFFORDABILITY INDEX, 2005-2009 (2nd Qtr)**

	MEDIAN GROSS INCOME	EFFECTIVE INTEREST RATE	RESALE HOUSING		NEW CONSTRUCTION	
			MEDIAN SALES PRICE	RESALE AFFORDABILITY INDEX	MEDIAN SALES PRICE	NEW CONSTR. AFFORDABILITY INDEX
<b>CITY OF TEMPE</b>						
2005	\$3,922	5.70%	\$250,000	76.00%	n/a	n/a
2006	\$3,990	6.20%	\$285,000	63.00%	n/a	n/a
2007	\$4,035	6.20%	\$275,000	67.00%	\$335,600	55.00%
2008	\$4,081	6.30%	\$230,920	80.00%	\$338,040	55.00%
2009 (2nd QTR)	\$4,110	5.30%	\$180,000	115.00%	n/a	n/a
% Change ('05-'09)	4.8%	-7.0%	-28.0%	51.3%	n/a	n/a
<b>MARICOPA COUNTY</b>						
2005	\$4,190	5.70%	\$240,500	84.00%	\$251,795	80.00%
2006	\$4,260	6.20%	\$260,600	74.00%	\$306,355	63.00%
2007	\$4,310	6.20%	\$255,000	77.00%	\$285,085	69.00%
2008	\$4,360	6.30%	\$186,000	106.00%	\$235,960	84.00%
2009 (2nd QTR)	\$4,390	5.30%	\$136,000	163.00%	\$205,480	108.00%
% Change ('05-'09)	4.8%	-7.0%	-43.5%	94.0%	-18.4%	35.0%

Source: Arizona Real Estate Center, Tempe, Arizona, 2009.

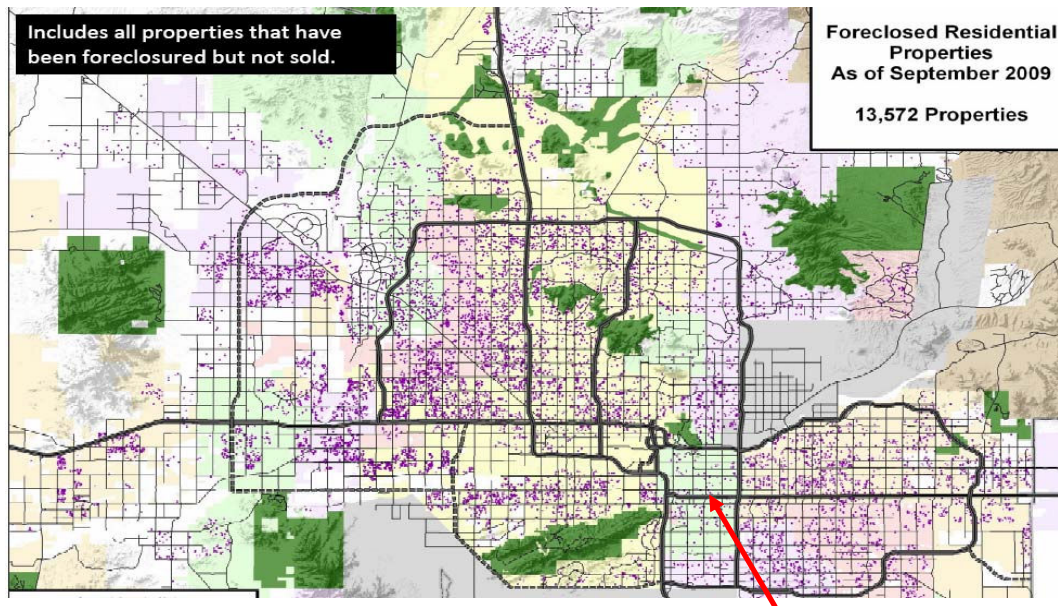
HUD Neighborhood Stabilization program data in the table below offers some great insights into the magnitude of distress evident in Tempe. At the peak of the housing bubble from 2004 – '06, 2,800 or 21% of all loans originated in Tempe were 'high cost' inferring subprime per HUD definitions, reinforcing the likelihood of an extended recovery. In addition, it is estimated that approximately 3,400 homes were vacant in June of '08 and it is unlikely that this number has declined substantially to date given prevailing market conditions.

NEIGHBORHOOD STABILIZATION ALLOCATION FACTORS										
	Total Dwelling Unis	Est. Foreclosures 2nd QTR '08	Est. Number of Mortgages	Est. Foreclosure Rate/June of '08	90 Day Resid. Vacancies June/'08	Total Resid. Addresses	Est. 90 Day Vacancy Rate June '08	Total High Cost (Subprime) Loans Originated From '04 - '06	Total Loans Originated From '04 - '06	Est. High Cost Loan Rate
City of Tempe	63,486	1,031	23,862	4.3%	3,429	69,571	4.9%	3,823	17,985	21.3%

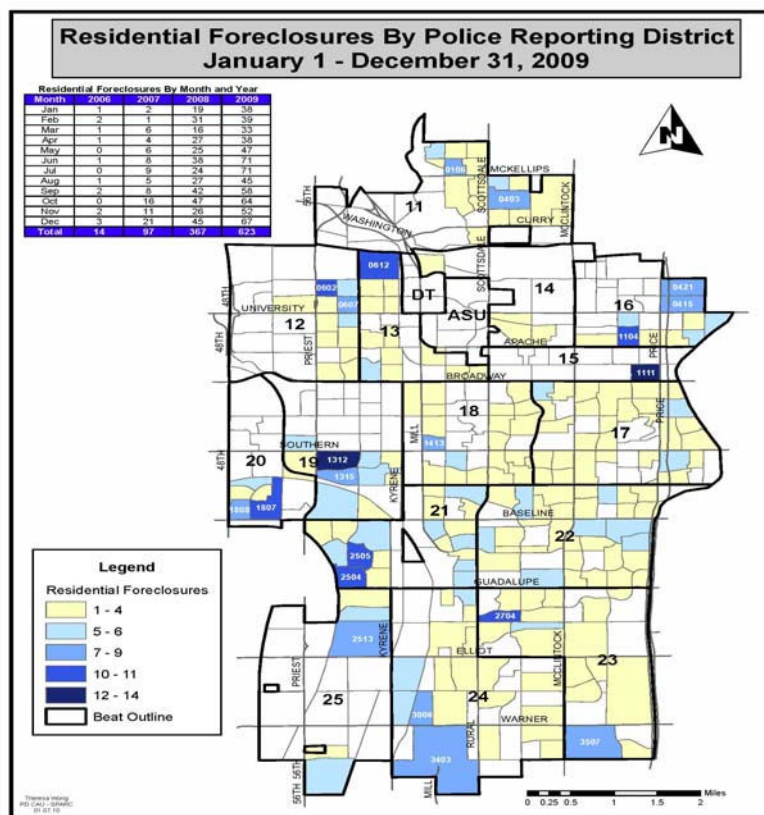
Source: US Dept. of Housing and Urban Development, 2009.



Note the distribution of foreclosures throughout Maricopa County and Tempe on the following map.



Further clarity on the incidence of foreclosure activity in Tempe is indicated on the following map prepared by the Police Department.



Rental market conditions in Maricopa County and Tempe are presently quite 'soft'. According to Realdata, Inc, multi-family vacancy rates for 50 - 99 and 100+ unit apartment properties are averaging about 13.0 – 14.0% in the second quarter of '09 with very limited upward pressure on rental rates. Rental rates are presently hovering from \$.80 to \$.93/sq ft. HUD fair market rents for a 2 bedroom unit rose 8.6% from \$817 in '05 versus \$877 in '09. Several key factors have and are anticipated to continue to affect rental market conditions for typical apartment properties in Maricopa County at the low end of the spectrum:

- ✓ Arizona immigration policy and high unemployment levels have motivated the emigration of temporary workers and their families lowering the demand for rentals at the low end;
  - ✓ The continuing conversion of homeowners into renters from foreclosure and the loss of home equity cause lower income households to double-up and/or rent an abundant supply of single-family and townhomes/condos;
  - ✓ Countywide, investors are purchasing sizeable quantities of lower-priced, single family properties for investment (rental) purposes, and this is occurring mostly at the low end of the market; and,
  - ✓ Anticipated future bank and federal policies to assist homeowners to remain in their homes through possible lease-purchase scenarios.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

The table below presents the number and targeting by income level and type of households being assisted with most assisted housing programs. Currently, no units are anticipated to be lost to the assisted housing inventory.

ESTIMATED CITY OF TEMPE ASSISTED HOUSING INVENTORY  
BY INCOME AND CLIENT TYPE

PROGRAM TYPE	NUMBER OF UNITS	ESTIMATED INCOME	CLIENT TYPE
Section 8	1,082	Up to 50% AMI	All
Project Based Section 8, New Construction	108	Up to 50% AMI	All
Section 236	90	Less Than 50% AMI	All
Other FHA Management Units	671	Up to 80% AMI	All
HUD Section 202	90	Up to 50% AMI	Elderly/Disabled
Low Income Housing Tax Credit Units	0	Up to 60% AMI	All

Source: US Dept. of HUD.

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

Increasing unemployment, the comparatively high incidence of foreclosure, serious loss of homeowner equity and over-leveraged consumers are stressing the preservation of the safety net for the City of Tempe and fostering increased actions to preserve neighborhoods citywide. Those at the lowest income level with or without special needs tend to be the most vulnerable.

To maintain the safety net for very low income households, policies associated with the provision of rental subsidies are paramount. Currently, the City of Tempe provides rental subsidies just under 1,100 households and mandates that 75% of such assistance is earmarked for persons earning less than 30% MFI with the balance for households earning up to 50%. These policies continue to preserve the safety net, and Tempe will continue to assess its policy over time for refinements needed with future market conditions.

The combination of being land-locked, essentially built-out, housing one of the largest universities in the U.S., experiencing a degree of targeted gentrification, extremely well served by metropolitan road and mass transit and motivating highly successful downtown redevelopment has resulted in comparatively high land values in Tempe. With the recent completion of light rail, land values are and will rise in the long term. High land values and expensive relocation tend to limit the production of new rental and ownership housing at the low end, so more effort in Tempe is and will continue to be directed toward acquisition with or without rehabilitation. Strategic new construction will be monitored for affordable housing opportunities associated with land banking, land leasing through community land trusts, targeted LIHTC efforts for Transit Oriented Development (TOD) including New Markets Tax Credits, etc.

Targeted housing rehabilitation efforts financed with HOME, CDBG, Tempe Trust Fund and other resources will continue to be oriented toward north Tempe to concurrently assist revitalize neighborhoods as well as foster the provision of affordable housing opportunities. The city is currently looking at the neighborhood bounded by Mill Avenue on the East, Priest on the West, Southern on the South and Broadway on the North to expand one of its existing redevelopment areas.

In addition to ongoing downpayment/closing cost support programs financed with HOME, CDBG and IDEA resources for households earning less than 80% MFI, Tempe will also seek to attract mortgage revenue bond (MRB) financing and Mortgage Credit Certificate (MCC) support. MRB and MCC support ultimately available through the Maricopa Industrial Development Authority (IDA) will be oriented to those earning below 80% MFI in addition to higher incomes able to secure this financing by virtue of being in qualified census tracts the city may choose to establish.

3-5 Year Strategic Plan Housing Market Analysis responses:

### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

The specific measureable goals and funding sources to be used by Tempe for affordable housing objectives are included on HUD Table 2A enclosed, and they are summarized below. Drawn from Housing A Community; A Planning Document to Increase and Preserve Affordable Housing in Tempe, 2003, the city continues to subscribe to the following guiding principles:

- ✓ Support housing for low-income and special needs citizen that allows for the greatest level of self-sufficiency, dignity and independence;
- ✓ Increase the amount of financial and/or technical resources available for the creation and/or preservation of affordable housing opportunities;
- ✓ Preserve and maintain the existing housing stock;
- ✓ Increase the homeownership in Tempe with an emphasis on creating opportunities for the moderate-income population;
- ✓ Solicit participation in and support of affordable housing initiatives; and,
- ✓ Ensure entries at all levels of the housing continuum with opportunities to advance along the continuum as appropriate.

#### **Rental Housing Initiatives**

Increase number of affordable rental units predominantly through the retention and expansion of the city's Section 8 Housing Choice Vouchers (tenant-based) program. The city will pursue all available funding opportunities here from the Federal government. The program will continue to target extremely low and very low income households.

Explore the production of targeted new rental production through strategic land banking, land leasing through community land trusts, targeted LIHTC efforts for Transit Oriented Development (TOD) including New Markets Tax Credits, etc.

#### **Owner Housing Initiatives**

In strategic instances, Tempe may increase the supply of affordable owner-occupied housing via site acquisition and development. Approaches that may be undertaken include the use of land banking and land leasing through community land trusts as well as lease/purchase techniques. Resources that may be used include but are not limited to HOME, CDBG, city capital improvement resources, Tempe HTF resources, State Dept. of Housing Resources, etc.

Tempe housing rehabilitation efforts will continue to jointly revitalize targeted areas as well as assist existing homeowners earning less than 80% MFI. Funding sources will include CDBG, HOME, Tempe HTF, State Housing resources and other funding, etc.

To foster homeownership in Tempe, downpayment/closing cost support will continue to be pursued and delivered for households earning less than 80% of the median. In addition, homeownership support will also be pursued in targeted areas to further downtown redevelopment and neighborhood revitalization. Resources will include but not be limited to CDBG, HOME, IDEA FHLB resources, Maricopa IDA MRB and MCCs, Tempe HTF resources and State Department of Housing resources, etc.

### **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table



(formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

**This section is not applicable to the City of Tempe. The City does not administer a public housing program. The City does administer the Section 8 Housing Choice Voucher Program.**

## **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

**Expand the supply of assisted housing and decent, safe and sanitary housing.**

- ✓ Procure more rental vouchers as/if available;
- ✓ Increase the volume of FUP vouchers as resources become available;
- ✓ Keep housing vacancies at low levels;
- ✓ Leverage private or other public funds to create additional housing opportunities; and,
- ✓ Foster the development of special needs housing.

**Enhance assisted housing choice in Tempe.**

- ✓ Continue to render voucher lease-up support;
- ✓ Continue to strengthen outreach efforts to potential voucher landlords; and,
- ✓ Continue expanding new homeownership programs.

**Foster self-sufficiency and asset development of assisted households.**

- ✓ Foster the provision of supportive services to improve client employability;
- ✓ Foster the provision of supportive services to increase independence for the elderly or families with disabilities;
- ✓ Continue to aid resident organizations in strengthening their viability;
- ✓ Foster the voluntarily move of families from assisted to unassisted housing; and,
- ✓ Continue to increase the volume of TANF residents that are working or engaged in job training.

**Foster the number of assisted units available for clients in need.**

- ✓ Continue to provide expeditious section 8 lease-up rates; and,
- ✓ Continue to increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.

**Focus assisted housing support in response to community needs.**

- ✓ Continue to emphasize support for individuals and families earning at or below 30% AMI as well as from 31-50% AMI. focus available assistance to families at or below 30 % of AMI;
- ✓ Continue to employ admissions preferences aimed at families who are working;
- ✓ Sustain rent policies to support and encourage work;
- ✓ Target available assistance to the elderly; and,
- ✓ Apply for special-purpose vouchers targeted to the elderly, should they become available.

**Continue to render assistance for families with disabilities. Actions from FY 2010 through 2015 may include, but not be limited to the following.**

- ✓ Pursue special-purpose vouchers targeted to families with disabilities, as they become available; and,
- ✓ Affirmatively market ADA compliant housing to local non-profit agencies that assist families with disabilities.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

**Sections 2 and 3 are not applicable to the City of Tempe. The City does not administer a public housing program. The City does administer the Section 8 Housing Choice Voucher Program.**

**Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

**Tempe has become a sought after destination in the Valley. The concurrent draws of Tempe Town Lake, highly successful downtown redevelopment, important educational facilities at ASU, strategic transportation access that includes light rail in addition to other shopping, cultural and entertainment amenities have and will continue to make Tempe a major destination in the Valley. As a result, portions of Tempe are becoming increasingly gentrified that offered opportunities for affordable housing production at one time. Add**



to the mix the fact that Tempe is essentially built-out and land-locked, the result is sites for development are limited and carry an increasing premium. These factors considered individually and collectively serve as barriers to the production of new affordable housing in Tempe. In addition, housing facilities for persons with disabilities tend to be clustered in limited neighborhoods in Tempe, thereby limiting housing choices.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

**Tempe's approach to removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing are as follows:**

- ✓ Tempe has instituted a Housing Trust Fund designed to generate resources for affordable housing development increasingly necessary given high land costs and address predominantly workforce housing. Staff are currently examining mechanisms to fund the Trust Fund on a significant and sustained basis over time;
- ✓ The city formed a community land trust and used it. This Trust is now administered by New Town, a nonprofit entity, and is used within the City of Tempe as appropriate;
- ✓ Tempe has and will continue to pursue resources from the Arizona State Department of Housing for affordable housing development to, in part, offset high land costs in the community;
- ✓ Tempe has and will continue to marshal incentives for homeownership at varying price points. Resources will include but not be limited to the Section 8 Housing Choice Voucher Program in tandem with the Family Self-Sufficiency Program, the Community Assistance Mortgage Program, CDBG, HOME, Tempe HTF, land trust, MRB/MCC and State Department of Housing resources, etc.
- ✓ Continue to deliver housing rehabilitation support to existing homeowners in targeted areas of the community;
- ✓ Survey cultural resource areas in income eligible locations and enroll eligible properties in Arizona State Property Tax reduction program for designated owner-occupied historic properties. (<http://azstateparks.com/shpo/propertytax.html>)
- ✓ Continue to deliver the Section 8 Housing Choice Voucher Program to provide assistance to households to enable them to rent units in the private market;
- ✓ Continue to explore modification of the city's zoning ordinance by establishing zoning categories that encourage higher density to promote owner-occupied housing in areas with escalating land costs; and,
- ✓ Continue to analyze and assess residential zoning standards that encourage more creative and flexible design solutions.

## HOMELESS

### Homeless Needs (91.205 (b) and 91.215 (c))

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and

chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

**Enclosed find detailed information concerning the status of homelessness in Maricopa County and Tempe (refer to HUD Table 1A) and those earning under 30% of median and ‘at risk’ of homelessness (refer to HUD Table 2A).**

**Recognizing that homelessness is a regional issue, HUD Continuum of Care programs across the U.S. guide the annual application process and investment of McKinney-Vento funds. The Maricopa Association of Governments (MAG) administers the Continuum of Care process in Maricopa County, and as such, annually prepares the Regional Plan To End Homelessness. The MAG Regional Continuum of Care Committee on Homelessness provides policy direction and leadership on homeless issues in Maricopa County. The Arizona Department of Economic Security, Office of the Homeless Coordinator, also annually prepares the Current Status of Homelessness In Arizona. Information contained in HUD Table 1A attached and in this report are derived from the most recent releases of both of these documents. The information tends to be regional in nature, however data on street counts is specifically available for Tempe.**

**Estimates of homeless counts in Maricopa County vary, yet consider the following sources for an insight into current estimates:**

- (1) According to the Regional Plan to End Homelessness, 2009, combining the street and shelter count numbers with the number of people doubled up results in 13,315 homeless people in the MAG region during one point-in-time in January of 2008; and,**
- (2) According to the 2009 Homeless Street Count data on January 29, there were 138 homeless individuals living on the streets in Tempe at any given point-in-time and 115 (83% of total) of them were chronically homeless and most (78%) were male. The street count was up 18% from '07.**

**Noted earlier, HUD Table 1A attached provides detailed information about homeless persons, families, gaps, services and facilities estimated in Tempe. It applies the 4.2% Tempe share of Maricopa County population to regional (countywide) information collected in the Continuum of Care process and also by the Arizona Department of Economic Security.**

**The population ‘at risk’ of being homeless is depicted on Table 2A attached and includes both renter and owner households earning under 30% of the median that are severely cost burdened or paying over 50% of their income for housing. If we exclude single-person renter households comprised of students, in 2010 it is estimated that up to 1,340 renter and 1,020 homeowners are ‘at risk’ in Tempe.**

## Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

**Comparatively high levels of unemployment, foreclosure and eviction are important issues facing the Tempe and impacting homelessness in the community. As a result, Tempe will implement the following programs to address this important public issue and assist those currently in need or 'at risk' going forward:**

- **Through the HPRP stimulus program, render short- and medium- term rental assistance, security and utility deposits and payments, moving cost assistance and or 35 chronically homeless individuals living with disabilities that will be a Housing First program;**
- **The provision of case management, outreach, housing search and placement, legal services mediation and credit repair services to foster needed housing relocation and stabilization for clients under the HPRP program;**
- **Homeless Prevention activities that include, but are not limited to...**
  - ✓ **Home Base Youth Services (Tempe street outreach for youth)**
  - ✓ **Central Arizona Shelter and Maricopa County Homeless Campus Services (shelter services)**
  - ✓ **Community Bridges (case management/transition management)**
  - ✓ **Homeward Bound (transitional housing case management)**
  - ✓ **Mesa Community Action Network (East Valley Men's Center)**
  - ✓ **Thomas J. Pappas School (school for homeless children)**
  - ✓ **Salvation Army-Tempe (homeless case management/Emmaus and homeless prevention/rental assistance)**
- **Continuation of preferences for homeless persons (subject to verification) on the Tempe Section 8 Waiting List;**
- **Encourage Housing First programs that are enriched with comprehensive social services;**
- **Continue to execute targeted outreach through the City of Tempe HOPE Homeless Outreach Team;**
- **Encourage the development and implementation of Housing First units for homeless individuals and families; and,**
- **Continue to provide rental housing to people that are very low to low income (30% MFI) to prevent homelessness.**

## **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

**Discussed earlier, HUD Table 1A attached provides detailed information about homeless persons, families, gaps, services and facilities estimated in Tempe. It applies the 4.2% Tempe share of Maricopa County population to regional (countywide) information collected in the Continuum of Care process and also by the Arizona Department of Economic Security. The current Regional Plan To End Homelessness indicates the current regional inventory of existing facilities are as follows:**

- ✓ **2,694 Emergency Beds (for individuals and families)**
- ✓ **2,999 Transitional Beds (for individuals and families) with 181 under development**
- ✓ **2,523 Permanent Supportive Housing Beds (for individuals and families) with 200 under development**

**Refer to the Homeless Strategic Plan (91.215(c)) next for specific information about the facilities and services rendered to homeless clients in Tempe and elsewhere by the community.**

## **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

**Tempe city officials, both elected and not, sit on the MAG Regional Continuum of Care Committee on Homelessness. The City of Tempe funds key organizations to address homelessness in the community and regionally. Funding continues to be committed to the Tempe Community Action Agency and Tempe Salvation Army which is used to address the needs of homeless and those at risk. Funding is often provided to various shelters including the Chrysalis Shelter, Sojourner Center, Catholic Social Services and the YWCA, all of whom service victims of domestic violence. The city also continues to fund the Central Arizona Shelter Services and A New Leaf. These agencies provide shelter to homeless adults and families. HomeBase Youth Services is funded to provide services to homeless youth. Homeward Bound is funded to provide transitional living services to homeless families. La Mesita is funded as a crisis shelter for homeless families. The**

Tempe Community Action Agency and Tempe Salvation Army are consistently funded to provide emergency services to homeless individuals and families and to prevent homelessness. Homeless outreach under the Tempe HOPE program is also funded and executed by the city. The United Food Bank is funded to provide emergency food to individuals and families in need. Through the HPRP stimulus program, the city renders short- and medium- term rental assistance, security and utility deposits and payments, moving cost assistance and/or other program support to 35 chronically homeless individuals who are living with a disability. The provision of case management, outreach, housing search and placement, legal services mediation and credit repair services to foster needed housing relocation and stabilization for clients are also provided under the HPRP program. Tempe recently awarded \$200,000 of its HPRP funds to Tumbleweed for the rapid re-housing of homeless youth.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

The City of Tempe funds a Homeless Coordinator position with CDBG resources who participates on various Continuum of Care committees and on the Regional Council to End Homelessness. In addition to overseeing the Tempe HOPE Homeless outreach program, the Coordinator encourages agencies to work together to support existing facilities and produce new emergency, transitional and permanent housing to end chronic homelessness in both Tempe and regionally. In addition, Tempe has established a preference for verifiable homeless persons on its Section 8 waiting list. The city Homeless Coordinator also facilitates referrals from social service agencies that include but are not limited to the Tempe Community Action Agency, La Mesita and the domestic violence shelters funded by the community. The Coordinator also facilitates annual street counts and Project Homeless Connect.

The City of Tempe Community Development Department personnel are also working with the Valley of the Sun United Way and the Corporation For Supportive Housing to design and implement a 35-unit scattered site housing program for homeless individuals living with a physical or mental disability and have been living on the streets for at least one-year, and are thus chronically homeless. The range of homeless persons securing help will include veterans, Tempe Mental Health Court and I-HELP participants. The Arizona Department of Health Services – Division of Behavioral Health will commit resources to assist persons determined to seriously mentally ill. The City of Tempe will retain approximately \$450,000 of HPRP resources to cover housing costs for the participants in this pilot program. As program participants achieve self-sufficiency to move into alternative housing, other qualified homeless persons will be assisted. Tempe is excited about the design and implementation of this new and innovative program serving chronically homeless persons in the community.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Tempe also administers the HOPE Outreach program and hired two personnel toward that end. These personnel continually perform targeted outreach in the community and foster

the connection of homeless persons to appropriate facilities and services. During FY 2008/'09, the HOPE program served 260 unduplicated homeless individuals. Tempe also publishes, through the Housing Services Section, a Directory of Services for the Homeless in the East Valley. These directories are distributed to the homeless, service providers, churches, the police department and local businesses. Resources are provided to the Tempe Community Action Agency and Salvation Army-Tempe for homeless prevention. Mentioned earlier, HPRP resources are being provided for short- and medium- term rental assistance, security and utility deposits and payments, moving cost assistance and/or other eligible support. Case management, outreach, housing search and placement, legal services mediation and credit repair services are also provided under the HPRP program.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

A variety of organizations are working cooperatively together in Tempe to address homelessness. Non-profits provide a diversity of services that include homeless prevention efforts, case management, outreach, food boxes, housing search and placement to name a few. The Tempe Community Action Agency also administers the Interfaith Homeless Emergency Lodging Program (IHELP). Faith-based entities provide services from food to showers to motel vouchers. The Tempe Emergency Assistance Ministry, a group of leaders from numerous faith-based organizations, continue to address homelessness in the community.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

The City of Tempe does not itself currently secure ESG, Supportive Housing, Shelter Plus Care or Section 8 SRO resources, however it requires discharge planning associated with the homeless facilities/services it funds within the community and encourages it by all providers. Prior to discharge, the preparation of individualized needs assessment, including housing, employment and support services, government agency coordination and monitoring are undertaken. Discharges are made when appropriate and facilities and services are provided for clients in concert with their individualized needs assessments.

3-5 Year Homeless Strategic Plan response:

### **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:



The section is not relevant to the City of Tempe as it does not receive a direction allocation of ESG from HUD.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

**Refer to Table 2B enclosed for the City of Tempe FY 2010-'14 Non-Housing Community Development needs and priorities completed pursuant to HUD Consolidated Plan guidelines.**

2. Describe the basis for assigning the priority given to each category of priority needs.

**Priorities were assigned based on a combination of factors that include: community input and comments received; research findings associated with the magnitude and type of need; and, the assessment of resources available to address needs in light of prevailing market conditions. The measurement of needs were depicted as either H(igh), (M)edium, (L)ow or N(one) consistent with HUD regulations.**

3. Identify any obstacles to meeting underserved needs.
  - Of the 18,000 mortgages originated in Tempe from 2004 through 2006 at the peak of the housing bubble, approximately 3,800 or 21% were classified as 'high cost' or sub-prime according to HUD. This has contributed to elevated rates of foreclosure in Tempe as is the case elsewhere in Maricopa County. High foreclosure rates are having an adverse impact on low- and moderate- income households and mandating increasing assistance to keep individuals and families in decent, safe and sanitary housing notwithstanding the preservation of neighborhoods throughout Tempe.
  - Since 2007 the unemployment rate in Tempe has risen 125%, escalating from a seasonally adjusted rate of 2.8 % to 6.3% presently (5/'09). This is causing great difficulties for many households in Tempe, and especially those at the low- and moderate- income end.
  - While significant declines in home values have enhanced affordability for low- and moderate- income consumers, many are over-leveraged and unable to tap prevailing market opportunities. Others are 'underwater' and they owe more on their properties than the loans on them.
  - The economic distress in Tempe is straining the local 'safety net', increasing the resource requirements for highly vulnerable persons 'at risk' of becoming homeless, actually homeless or those special need populations in need of supportive housing.
  - The initiation of light rail in Tempe offers great opportunities and challenges. Strategically situated land and improvements are escalating in value due to current

- and projected light rail ridership going forward. Transit oriented development is presently being pursued and this will undoubtedly continue to build over time.
- **Economic stress continues to adversely affect City of Tempe sales and property tax revenues in addition to user fees, and this is increasing the demand for resources for neighborhood stabilization, public services, capital improvements and infrastructure support, etc.**
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

**Refer to Table 2C enclosed for information associated with the specific, measurable, short- and long- term non-housing objectives for the City of Tempe over the ensuing five years. Generally, note the non-housing community development needs/objectives listed below.**

- **Acquisition: Citywide - Improve access to affordable owner housing; Removal of slum and blighted conditions. Funding will be used to acquire vacant land or slum and blighted properties in the Apache Boulevard Redevelopment Area, other targeted areas and citywide.**
- **Demolition: Citywide - Improve access to affordable owner housing; Removal of slum and blighted conditions. CDBG funds will be used to remove slum and blight conditions in the Apache Boulevard Redevelopment Area, other targeted areas and citywide.**
- **Historic Preservation-(Commercial and Residential): Citywide - Improve the overall quality of historically significant properties located within Tempe. Funding will be used to identify structures of historical importance in the City of Tempe that are in need of rehabilitation.**
- **To list eligible properties on the National Register of Historic Places and to complete rehabilitation of properties according to the Secretary of the Interior's Standards for Rehabilitation.**
- **Public Services: to improve the overall quality of life for City of Tempe residents by creating and coordinating public services. The City will continue to use 15% of its CDBG grant toward priority public service activities. In addition, the city will use the following funding sources for public services: General Revenue funds and Help to Others (H2O).**
- **Economic Development: Citywide – Consider the commitment of CDBG resources directly to micro-enterprises or through intermediaries rendering technical assistance in order to generate employment for qualified low- and moderate-income.**

- **Relocation – Execute relocation activities pursuant to local, state and federal statutes when applicable.**

### **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

**The City of Tempe will reduce poverty through a variety means in the forthcoming five years. The Section 8 Housing Choice Voucher Program incorporates the Family Self-Sufficiency (FSS) program and are networked with supportive services that enable participants to improve their employability and increase their earning potential. The city markets the FSS program to its tenants.**

**The volume of FSS graduates offers quantitative measurements associated with the reduction of the number of families in poverty. To graduate, FSS participants must have an income that will establish self-sufficiency without any dependence on public welfare support. In almost all cases, graduates are employed fulltime and may be eligible for first-time homebuyer assistance. Since the first FSS contract was executed, the FSS Program has graduated 77 FSS participants and cultivated 29 homeowners. The FSS program has also partnered with the City of Tempe's Community Assisted Mortgage Program (CAMP) and NewTOWN CDC to provide other down payment assistance.**

**The City of Tempe will continue to allocate CDBG funding to support public service activities and facilities that reduce poverty through training programs and employment opportunities. Resources are targeted for reinvestment in targeted neighborhoods in Tempe. CDBG/HOME subrecipients are encouraged to recruit and hire employees from extremely low to moderate income groups.**

**Within the ensuing five years, the City of Tempe anticipates reducing poverty for approximately 50 individuals through its FSS program graduates and employment/training initiatives to be financed with CDBG public services resources.**

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

The section is not relevant to the City of Tempe.

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

Information contained on HUD Table 1B attached provides detailed information on the specific priorities and measurable objectives the City of Tempe seeks to achieve over the next five years (FY 2010-'14) for non-homeless populations with special needs.

The priorities and specific objectives for non-homeless special needs populations in Tempe are identified in the City of Tempe People Improvement Plan (PIP), Phase II Report, Inventory of Needs and Services, Building Blocks for the Future, East Valley Needs Assessment and Tempe Task Force On Disability Issues provides information describing the priority needs of the special populations in Tempe. These reports were prepared from 2002 to 2004, and the PIP report is slated for refinement in the near term.

The People Improvement Plan (PIP) philosophy is:

- Address the long range needs of Tempe citizens.
- Incorporate existing and proposed new efforts to improve the quality of life for citizens with emphasis on those in greatest need.
- Encompass past and current efforts toward improving the quality of life for Tempe citizens and address new priority issues for target groups on a phased basis.

The PIP Report prepared by the Tempe Community Council discusses the following special needs groups:

- Children, Youth and Families - Needed services were identified as parenting education, sex education, life management skills, child protection, childcare, domestic violence shelter and services.
- Elderly (62-74) and Frail Elderly (>75) - Needed services for this population include health care, case management and counseling, in-home services, adult day care, caregiver support services including respite care, affordable housing, transportation, and job training and financial management assistance.
- Disabled - The needed services for the disabled population are the same as those services needed for the Elderly population above. Services include health care, case management and counseling, in-home services, adult day care, caregiver support services including respite care, affordable housing, transportation, and job training and financial management assistance.
- Mentally Ill - Behavioral health support for the mentally ill population were identified as an important need in Tempe. Drawn from Magellan Health Services, the RBHA for the Arizona Department of Health Services in Maricopa County, housing assistance, shelter services, and case management services are all needed.

- **Substance Abusers** - The needed services for this population are much the same as those for the mentally ill persons in addition to medical detoxification and treatment services.

The aforementioned needs are subject to refinement over time in addition to the prospective re-assessment of priorities within the PIP report anticipated in the future.

The Tempe Task Force On Disability Issues includes a variety of both short- and long-term objectives:

- ✓ On a continuing basis, create adaptive environments that can meet the current and future needs of the community and work toward code and ordinance compliance, especially of pre-existing facilities that do not meet ADA and/or Uniform Building Code (UBC), Uniform Federal Accessibility Standards (UFAS) requirements or ANSI standards.
  - ✓ Foster universal design concepts as the standard in the development and maintenance of city infrastructure.
  - ✓ Continue to improve Dial-a-Ride and establish a taxicab voucher program similar to other locales.
  - ✓ Expand and improve the neighborhood circulator bus routes.
  - ✓ Foster services associated with “peer training” to encourage public transportation use, “travel companion” volunteer program, volunteer program to issue accessible parking violations and 24/7 fee-for-service transportation.
  - ✓ Explore an Inclusive Home Design Ordinance.
  - ✓ Explore a disability home voucher system and program.
  - ✓ Explore home-based personal assistance volunteer programs.
  - ✓ Foster disability educational program for responding emergency personnel.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The following sources of prospective funds will, in part, be used to support the priorities mentioned above:

- ✓ City of Tempe General Fund financed with local tax dollars
- ✓ Community Services Block Grant resources
- ✓ Tempe Housing Trust Fund resources
- ✓ Funding derived from the Arizona Department of Health Services – Division of Behavioral Health
- ✓ Community Services Block Grant resources and CAP Agency funding – Maricopa County Community Services Division – HSD, local CAP agencies
- ✓ DES Title V Employment – Maricopa County Workforce Development Division – HSD
- ✓ AHCCCS
- ✓ ALTCCS
- ✓ Area Agency on Aging Resources
- ✓ Phoenix Shanti
- ✓ HUD Supportive Housing, Shelter Plus Care and Section 8 SRO
- ✓ Ryan White
- ✓ Arizona Department of Housing resources
- ✓ Private and non-profit donors
- ✓ Center For Habitation, Arizona Bridge To Independent Living
- ✓ Arizona Technology Access Program

- ✓ **Easter Seals**
- ✓ **Magellan Health Services**
- ✓ **Southwest Human Development**
- ✓ **Arizona Center for the Blind**
- ✓ **HOME resources**
- ✓ **Community Development Block Grant Funds (CDBG) for eligible uses and clients**
- ✓ **Seized Asset Community Action (SACA) funds from the City's Police Department**
- ✓ **City of Tempe Transportation resources**
- ✓ **Help to Others (H2O) donations by Tempe citizens with utility bills**
- ✓ **Other resources**

3-5 Year Non-homeless Special Needs Analysis response:

### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

**Refer to HUD Table 1B attached for the number of persons in various subpopulations that are not homeless but may require housing or supportive services by specific target group. Note that the City of Tempe is not a HOPWA recipient.**

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

**Again, refer to HUD Table 1B attached for the number of persons in various subpopulations that are not homeless but may or may not require supportive housing.**

**In addition to varying transitional and/or permanent housing alternatives, the priority supportive services needs of persons who are not homeless but may or may not require supportive housing include but are not limited to:**

- **Elderly (Ages 62-74) – Case management, counseling, adult day care, homecare, home delivered meals, befriending services. Local providers and resources include Assistance for Independent Living, Escalante Senior Center, Maricopa Transportation Services, Area Agency on Aging, Shared Living for the Elderly, Tempe Adult Day Health Care, Tempe Community Action agency, United Food Bank, AHCCCS, etc.**



- **Frail Elderly (>75) - Case management, counseling, adult day care, homecare, home delivered meals, befriending services, health services, nurse/medical services, etc. Providers and resources include Escalante Senior Center, Adult Day Care, Area Agency on Aging, ARC of Tempe, Shared Living for the Elderly, Tempe Community Action Agency, United Food Bank, Meals on Wheels, AHCCCS, etc.**
- **Persons With Severe Mental Illness (SMI) – Outreach and identification, treatment, health care, income support, rehabilitation services. Providers and resources include ACCHS, Magellan Health Services, Jewish Family Services, Advocates for the Disabled, etc.**
- **Developmentally Disabled - Assistive technology, employment and training, information and referral services, transportation, case management. Local providers and resources include the Centers for Habilitation, AZ Bridge to Independent Living, Maricopa County Transportation Services, AHCCCS, Advocates for the Disabled, etc.**
- **Physically Disabled Persons - Assistive technology, employment and training, information and referral services, transportation, case management. Local providers and resources include AZ Bridge to Independent Living, The Centers for Habilitation, Maricopa County Transportation Services, AHCCCS, Advocates for the Disabled, etc.**
- **Persons with Alcohol or Other Drug Addiction - Monitoring, screening, information and referral, detox medication, education, self-help groups, counseling. Local providers and resources include Community Bridges, East Valley Addiction Council, East Valley Catholic Social Services, etc.**
- **Persons With HIV/AIDs - Case management, emergency financial assistance, food, transportation, early intervention, education, wellness and nutrition. Local providers and resources include Phoenix Shanti, Body Positive, AHCCCS, Ryan White, etc.**

3. Describe the basis for assigning the priority given to each category of priority needs.

Priorities noted on Table 1B enclosed were assigned based on a combination of factors that include: community input and comments received; research findings associated with the magnitude and type of need for an individual special needs group; and, the assessment of resources available to address needs by the city or other entities. These factors produced the following results:

- **Elderly, Frail Elderly, Developmentally Disabled and Physically Disabled Persons– These categories were assigned a (H)igh priority based on community input secured and the volume of need evident in the community. Pursuant to HUD rules, a (H)igh priority means Tempe intends to fund activities at some point during the planning period (FY 2010-'14); and,**
- **Severely Mentally Ill (SMI), Persons With Substance Abuse, Persons With HIV and Victims of Domestic Violence – These categories were assigned a (M)edium priority based on community input and the fact other resources or organizations were assisting these groups, and often associated with the incidence of homelessness. Pursuant to HUD rules, a (M)edium priority means Tempe may fund activities at some point during the planning period (FY 2010-'14).**

4. Identify any obstacles to meeting underserved needs.

**Obstacles identified in the City of Tempe People Improvement Plan, in meeting the special needs populations include, but are not limited to:**

- ✓ Limited or decreased funding, especially in these presently difficult economic times for the City of Tempe and non-profit providers;
- ✓ Need is greater than services available or capacity to serve the need
- ✓ Lack of centralized information and referral sources
- ✓ The need for enhanced community outreach
- ✓ Employment related problems
- ✓ Lack of transportation to obtain services
- ✓ Premature institutionalization due to lack of community and homebased services
- ✓ Limited access to public and private buildings due to non-compliance with ADA
- ✓ The need for peer monitoring in the workplace
- ✓ Limited or no access to year around community and day support services, such as respite, socialization and recreation
- ✓ Inability to care for personal needs
- ✓ Inability to secure supported living conditions

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

**Assisted housing resources and facilities in the City of Tempe provide assistance to a variety of non-homeless, special needs populations that include elderly, disabled and victims of domestic violence. The following programs offer support in the community:**

- Some of the approximately 1,082 units of Section 8 vouchers;
- Some of the 90 Section 236 units in the region;
- Some of the 671 FHA management units in the region;
- All of the scattered Shelter Plus Care and Supportive Housing in Tempe offering both permanent and transitional housing alternatives for clients in need; and,
- Scattered group homes, congregate care and nursing and rehab facilities throughout the community.

**Other facilities and services in Tempe that assist persons who are not homeless but require supportive housing include:**

- **Elderly (Ages 62-74)** –Escalante Senior Center, Maricopa Transportation Services, Area Agency on Aging, Shared Living for the Elderly, Tempe Adult Day Health Care, Tempe Community Action agency, United Food Bank, AHCCCS, etc.
- **Frail Elderly (>75)** - Escalante Senior Center, Adult Day Care, Area Agency on Aging, ARC of Tempe, Shared Living for the Elderly, Tempe Community Action Agency, United Food Bank, Meals on Wheels, AHCCCS, etc.
- **Persons With Severe Mental Illness (SMI)** –Magellan Health Services, Jewish Family Services, Advocates for the Disabled, etc.
- **Developmentally Disabled** - The Centers for Habilitation, AZ Bridge to Independent Living, Maricopa County Transportation Services, AHCCCS, Advocates for the Disabled, etc.

- **Physically Disabled Persons - AZ Bridge to Independent Living, The Centers for Habilitation, Maricopa County Transportation Services, AHCCCS, Advocates for the Disabled, etc.**
- **Persons with Alcohol or Other Drug Addiction - Community Bridges, East Valley Addiction Council, East Valley Catholic Social Services, etc.**
- **Persons With HIV/AIDs - Phoenix Shanti, Body Positive, AHCCCS, Ryan White, etc.**
- **Victims of Domestic Violence – Chrysalis Shelter, Sojourner Center, Catholic Social Service and the YWCA.**

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

**The City of Tempe reserves the right to use HOME or other tenant based rental assistance to assist one or more of the special needs populations identified in this report. Refer to the information presented on Table 1B attached and note the specific 'Unmet Housing Needs' by client group over the planning period (FY 2010-'14). This information is derived from 2003 CHAS data for households with a self-care or mobility limitation and with 'problems' extrapolated to 2010 and it indicates the specific housing needs going forward.**

3-5 Year Non-homeless Special Needs Analysis response:

## **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

**The section is not relevant to the City of Tempe, as it does not directly receive HOPWA funding.**

### **Specific HOPWA Objectives**

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

**The section is not relevant to the City of Tempe, as it does not directly receive HOPWA funding.**


## **OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.

**Funding may be used for historic preservation projects including but not limited to: survey and inventory of historic areas, development of design guidelines for use by property owners and commission members to review new construction or alterations to properties in historic districts, to enroll qualified properties and homeowners in the State Property Tax reduction program and significantly reduce the ongoing cost of homeownership**

**City of Tempe Table 1A 1/  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**


		Current Inventory	Under Development	Unmet Need/Gap
		Individuals		
	Emergency Shelter	1,471		596
<b>BEDS</b>	Transitional Housing	993		999
	Permanent Supportive Housing	1,699	216	999
	<b>Total</b>	<b>4,163</b>	<b>216</b>	<b>2,594</b>
<b>Persons In Families With Children</b>				
	Emergency Shelter	1,223		731
<b>BEDS</b>	Transitional Housing	2,006	200	999
	Permanent Supportive Housing	824		999
	<b>Total</b>	<b>4,053</b>	<b>200</b>	<b>2,729</b>

**Continuum of Care: Housing Gap Analysis Chart**

Part 1: Homeless Population Number of Families with Children (Family Households): 1. Number of Persons in Families with Children  2. Number of Single Individuals and Persons in Households without children (Add Lines Numbered 1 & 2 Total Persons) 2/	Sheltered		Unsheltered	Total
	Emergency	Transitional		
	173	282	10	465
	934	1,520	49	2,503
	1,229	1,010	2,377	4,616
	2,163	2,530	2,426	7,119
Part 2: Homeless Subpopulations	Sheltered			
a. Chronically Homeless	363			
b. Seriously Mentally Ill	269			
c. Chronic Substance Abuse	959			
d. Veterans	340			
e. Persons with HIV/AIDS	71			
f. Victims of Domestic Violence	1,224			
g. Unaccompanied Youth (Under 18)	24			

1/ Derived from the Maricopa County Continuum of Care Process, Spring, 2009.

**City of Tempe HUD Table 1B  
Special Needs (Non-Homeless) Populations**

 <b>Crystal+Company</b> <b>SPECIAL NEEDS</b> <b>SUBPOPULATIONS</b>	<b>PRIORITY</b> <b>NEED LEVEL</b> <b>High, Medium,</b> <b>Low, No Such</b> <b>Need</b>	<b>SUPPORTIVE</b> <b>HOUSING AND</b> <b>SERVICES NEEDS</b> <b>FOR AT RISK</b> <b>POPULATION 1/</b>	<b>UNMET</b> <b>HOUSING</b> <b>NEED 2/</b>	<b>DOLLARS TO</b> <b>ADDRESS</b> <b>UNMET NEED</b> <b>(in millions) 3/</b>	<b>MULTI-YEAR</b> <b>GOALS</b>	<b>ANNUAL</b> <b>GOALS</b>
<b>Elderly</b>	<b>H</b>	<b>505</b>	<b>447</b>	<b>\$11.18</b>	<b>313</b>	<b>63</b>
<b>Frail Elderly</b>	<b>H</b>	<b>768</b>	<b>380</b>	<b>\$9.50</b>	<b>266</b>	<b>53</b>
<b>Severe Mental Illness</b>	<b>M</b>	<b>3,300</b>	<b>500</b>	<b>\$12.50</b>	<b>350</b>	<b>70</b>
<b>Developmentally Disabled</b>	<b>H</b>	<b>2,526</b>	<b>465</b>	<b>\$11.63</b>	<b>326</b>	<b>65</b>
<b>Physically Disabled</b>	<b>H</b>	<b>4,255</b>	<b>290</b>	<b>\$7.25</b>	<b>203</b>	<b>41</b>
<b>Persons w/ Alcohol/Other Drug Addictions</b>	<b>M</b>	<b>n/a</b>	<b>500</b>	<b>\$12.50</b>	<b>350</b>	<b>70</b>
<b>Persons w/ HIV/AIDS</b>	<b>M</b>	<b>475</b>	<b>119</b>	<b>\$2.96</b>	<b>83</b>	<b>17</b>
<b>Victims of Domestic Violence</b>	<b>M</b>	<b>n/a</b>	<b>350</b>	<b>\$8.75</b>	<b>245</b>	<b>49</b>
<b>Other</b>						
<b>TOTAL</b>		<b>11,829</b>	<b>3,051</b>	<b>\$76.26</b>	<b>2,136</b>	<b>427</b>

1/ For elderly, frail elderly, SMI and all disabled populations, estimates are 2007 Census (ACS) estimates for those persons in poverty.

2/ Unmet housing needs are derived from 2003 CHAS data for households with problems earning under 80% MFI with self care or mobility limitations.


Distributes the 1,450 persons earning less than 80% MFI with self care and mobility limitations who are not elderly to the percentage of households in poverty in Tempe with disabilities drawn from the '07 census (32% physically disabled and 20% developmentally).

According to 'The Blueprint', 17829 SMI persons existed in Arizona at that time. Increasing the statewide figure to 20,000 and applying a .025% share for Tempe would suggest 500.

3/ Financial need is assumed at \$25,000 per household over the planning period for housing needs.





**CITY OF TEMPE - TRANSITION TABLE 1C**  
**SUMMARY OF SPECIFIC HOUSING OBJECTIVES**  
 (Table 1A/1B Continuation Sheet)

Obj #	Specific Objectives 	Sources of Funds	Performance Indicators	Expected Number	Actual Number
<b>6.00</b>	<b>Homeless Objectives</b>				
6.10	Provide support for homeless facilities (emergency, transitional and permanent), prevention activities and priority support services for homeless individuals.	CDBG, HOME. Other federal, state and local sources	11,472 individuals	11,472	
6.20	Provide support for homeless facilities (emergency, transitional and permanent), prevention activities and priority support services for homeless families.	CDBG, HOME. Other federal, state and local sources	4,378 families	4,378	
<b>7.00</b>	<b>Special Needs Objectives</b>				
7.10	Provide support for special needs facilities and permanent housing as well as priority support services to both individuals and families that are not homeless but have special needs.	CDBG, HOME. Other federal, state and local sources	2,136 persons	2,136	

Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**CITY OF TEMPE - HUD Table 2A-1  
PRIORITY HOUSING NEEDS/INVESTMENT PLAN TABLE**


 <b>PRIORITY HOUSING NEEDS (households)</b>		<b>PRIORITY</b>		<b>UNMET NEED 1/</b>
<b>RENTER</b>	Small Related	0-30%	H	1,152
		31-50%	H	1,333
		51-80%	M	1,221
	Large Related	0-30%	H	329
		31-50%	H	2,781
		51-80%	H	551
	Elderly	0-30%	H	310
		31-50%	H	249
		51-80%	M	346
	All Other	0-30%	M	3,784
		31-50%	M	2,781
		51-80%	M	2,765
<b>OWNER</b>	Small Related	0-30%	M	229
		31-50%	H	353
		51-80%	H	867
	Large Related	0-30%	M	123
		31-50%	H	142
		51-80%	H	303
	Elderly	0-30%	M	401
		31-50%	H	530
		51-80%	H	507
	All Other	0-30%	M	462
		31-50%	M	1,335
		51-80%	M	2,236
<b>Non-Homeless Special Needs</b> 	Elderly 2/	0-80%	H	447
	Frail Elderly 2/	0-80%	H	380
	Severe Mental Illness 3/	0-80%	M	500
	Physical Disability 3/	0-80%	H	465
	Developmental Disability 3/	0-80%	M	290
	Alcohol/Drug Abuse 3/	0-80%	H	500
	HIV/AIDS 3/	0-80%	M	119
	Victims of Domestic Violence 3/	0-80%	H	350

1/ Households with problems are derived from special 2003 CHAS runs for renters and owners earning less than 80% MFI.


2/ Households with problems are derived from special 2003 CHAS runs for those persons with self care and/or mobility limitations.

3/ Derived from Table 1B.

**CITY OF TEMPE - HUD Table 2A-2  
PRIORITY HOUSING NEEDS/INVESTMENT PLAN GOALS**


 <b>PRIORITY NEED</b>	<b>5-YR. GOAL PLAN/ACT</b>	<b>YEAR 1 GOAL PLAN/ACT</b>	<b>YEAR 2 GOAL PLAN/ACT</b>	<b>YEAR 3 GOAL PLAN/ACT</b>	<b>YEAR 4 GOAL PLAN/ACT</b>	<b>YEAR 5 GOAL PLAN/ACT</b>
<b>Renters</b>						
0 - 30% of MFI	5,589	1,118	1,118	1,118	1,118	1,118
31 - 50% MFI	967	193	193	193	193	193
51 - 80% MFI	328	66	66	66	66	66
<b>Owners</b>						
0 - 30% of MFI	83	17	17	17	17	17
31 - 50% MFI	44	9	9	9	9	9
51 - 80% MFI	72	14	14	14	14	14
<b>Homeless</b>						
Individuals	11,472	2,294	2,294	2,294	2,294	2,294
Families	4,378	876	876	876	876	876
<b>Non-Homeless Special Needs</b>						
Elderly	313	63	63	63	63	63
Frail Elderly	266	53	53	53	53	53
Severe Mental Illness	350	70	70	70	70	70
Physical Disability	326	65	65	65	65	65
Developmental Disability	203	41	41	41	41	41
Alcohol/Drug Abuse	350	70	70	70	70	70
HIV/AIDS	83	17	17	17	17	17
Victims of Domestic Violence	245	49	49	49	49	49
<b>Total</b>	<b>2,136</b>	<b>427</b>	<b>427</b>	<b>427</b>	<b>427</b>	<b>427</b>
<b>Total Section 215</b>						
215 Renter	9,019	1,804	1,804	1,804	1,804	1,804
215 Owner	200	40	40	40	40	40

**CITY OF TEMPE - HUD Table 2A  
PRIORITY HOUSING ACTIVITIES**

 <b>PRIORITY NEED</b>	<b>5-YR. GOAL PLAN/ACT</b>	<b>YEAR 1 GOAL PLAN/ACT</b>	<b>YEAR 2 GOAL PLAN/ACT</b>	<b>YEAR 3 GOAL PLAN/ACT</b>	<b>YEAR 4 GOAL PLAN/ACT</b>	<b>YEAR 5 GOAL PLAN/ACT</b>
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units	22	4	4	4	4	4
Production of new owner units						
Rehabilitation of existing owner units	133	27	27	27	27	27
Homeownership assistance	30	6	6	6	6	6
<b>HOME</b>						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	0	0	0	0	0	0
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	30	6	6	6	6	6
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	30	6	6	6	6	6
Homeownership assistance	40	8	8	8	8	8
<b>HOME and CDBG</b>						
Lead Based Paint Testing/Abatement	30	6	6	6	6	6
Historic Preservation	10	2	2	2	2	2
<b>HOPWA</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development		<b>DOES NOT APPLY</b>				
Facility based housing operations						
Supportive services						
<b>OTHER</b>						


**City of Tempe HUD Table 2B  
Priority Community Development Needs**

OMB Approval No. 2506-0117  
Exp. 4/30/2011)

 <b>Priority Need</b>	<b>Priority Need Level</b>	<b>Optional Tables For Completion Per HUD Rules</b>				
		<b>Unmet Priority</b>	<b>Dollars to Address Need</b>	<b>5 Yr Goal</b>	<b>Annual Goal</b>	<b>Percent Goal</b>
Acquisition of Real Property	H					
Disposition	M					
Clearance and Demolition	M					
Clearance of Contaminated Sites	M					
Code Enforcement	H					
Public Facility (General)	H					
Senior Centers	H					
Handicapped Centers	H					
Homeless Facilities	H					
Youth Centers	M					
Neighborhood Facilities	M					
Child Care Centers	M					
Health Facilities	M					
Mental Health Facilities	M					
Parks and/or Recreation Facilities	M					
Parking Facilities	M					
Tree Planting	M					
Fire Stations/Equipment	L					
Abused/Neglected Children	M					
Asbestos Removal	M					
Non-Residential Historic	M					
Other Public Facility Needs	M					
Infrastructure (General)	M					
Water/Sewer Improvements	M					
Street Improvements	H					
Sidewalks	H					
Solid Waste Disposal	M					
Flood Drainage Improvements	M					
Other Infrastructure	M					
Public Services (General)	M					
Senior Services	H					
Handicapped Services	H					
Legal Services	M					
Youth Services	H					
Child Care Services	M					
Transportation Services	H					
Substance Abuse Services	H					
Employment/Training Services	M					
Health Services	H					
Lead Hazard Screening	M					
Crime Awareness	M					
Fair Housing Activities	M					
Tenant Landlord Counseling	M					
Other Services	M					
Economic Development (General)	M					
C/I Land Acquisition/Disposition	M					
C/I Infrastructure Development	M					
C/I Building Acq/Const/Rehab	M					
Other C/I	M					
ED Assistance to For-Profit	M					
ED Technical Assistance	M					
Micro-enterprise Assistance	M					
Other	M					

**City of Tempe - Transition Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 2A/2B Continuation Sheet)**

ALL OBJECTIVES ARE FOR FIVE YEARS

Obj #	Specific Objectives 	Sources of Funds	Performance Indicators	Expected Number 1/	Actual Number	Outcome/Objective*
<b>1.00</b>	<b>Rental Housing</b>					
1.10	Provide housing choice vouchers.	Section 8	1,082 H'Hold/yr	1,082		DH-2
<b>2.00</b>	<b>Owner Housing</b>					
2.10	Provide housing rehabilitation.	HOME/CDBG	163 units	163		DH-1
2.20	Provide homebuyer downpayment support.	HOME/CDBG	70 units	70		DH-2
2.30	Provide an acquisition plus rehab program.	HOME/CDBG	52 units	52		DH-1
2.40	Lead Based Paint Testing/Abatement	HOME/CDBG	30 units	30		SL-3
2.50	Residential Historic Preservation	HOME/CDBG	10 units	10		SL-3
2.60	Undertake Residential Relocation As Needed.	HOME/CDBG	as needed	as needed		SL-3
	<b>Community Development</b>					
<b>3.00</b>	<b>Infrastructure</b>					
3.10	Provide street improvements in and out of redevelopment areas.	CDBG/Other	up to 1 project	1		SL-1
<b>4.00</b>	<b>Public Services</b>					
4.10	Provide public services projects. 1/	CDBG/Other	up to 35 projects	35 projects		SL-1
4.20	Assist low and moderate income with public services.	CDBG/Other	at least 14,300 l/m persons	14,300		SL-1
<b>5.00</b>	<b>Economic Development</b>					
5.10	Execute economic development projects.	CDBG/Other	25 low/mod	25		EO-1

1/ some may be counted also in homeless and special needs categories.

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**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3



Run Date:  
20-Jan-10  
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**CITY OF TEMPE CONSOLIDATED PLAN:  
CURRENT AND PROJECTED HOUSING NEEDS  
OF LOW & MODERATE INCOME HOUSEHOLDS, 2000-2015**

Sources of Data:

Data is current  
as of the following date:

Five Year Period:  
FY: through FY:  
2010 2015

Census (2000)  
MAG Population Projections  
HUD Special 2000 Census CHAS Runs  
2000  
2010 Projections  
2015 Projections

Household by Type, Income, & Housing Problem	Renters					Owners					Total
	ELDERLY 1 & 2 Member Households	SMALL (2 to 4)	LARGE (5 or more)	OTHER Households	TOTAL RENTERS	ELDERLY 1 & 2 Member Households	SMALL (2 to 4)	LARGE (5 or more)	OTHER Households	TOTAL OWNERS	TOTAL (O&R)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. '00 Very Low Income (0 to 50% MFI)*	541	2,424	666	6,729	10,360	1,432	646	252	877	3,207	13,567
2010 Projections	633	2,836	779	7,872	12,120	1,675	756	295	1,026	3,752	15,872
2015 Projections	658	2,948	810	8,185	12,601	1,742	786	307	1,067	3,901	16,502
2. '00 0 to 30% MFI*	294	1,158	312	4,173	5,937	544	244	116	520	1,424	7,361
2010 Projections	344	1,355	365	4,882	6,946	636	285	136	608	1,666	8,612
2015 Projections	358	1,409	379	5,076	7,221	662	297	141	632	1,732	8,953
3. % with any Housing Problems in '00	90%	85%	90%	78%	80%	63%	80%	91%	76%	73%	78%
2010 Projections	90%	85%	90%	78%	80%	63%	80%	91%	76%	73%	78%
2015 Projections	90%	85%	90%	78%	80%	63%	80%	91%	76%	73%	78%
4. % Cost Burden > 30% in '00	90%	69%	83%	76%	76%	63%	80%	84%	72%	71%	77%
2010 Projections	90%	69%	83%	76%	76%	63%	80%	84%	72%	71%	77%
2015 Projections	90%	69%	83%	76%	76%	63%	80%	84%	72%	71%	77%
5. % Cost Burden > 50% in '00	75%	63%	63%	70%	68%	54%	76%	64%	61%	61%	69%
2010 Projections	75%	63%	63%	70%	68%	54%	76%	64%	61%	61%	69%
2015 Projections	75%	63%	63%	70%	68%	54%	76%	64%	61%	61%	69%
6. '00 31 to 50% MFI*	247	1,266	354	2,556	4,423	888	402	136	357	1,783	6,206
2010 Projections	289	1,481	414	2,990	5,174	1,039	470	159	418	2,086	7,260
2015 Projections	300	1,540	431	3,109	5,380	1,080	489	165	434	2,169	7,549
7. % with any Housing Problems in '00	86%	90%	97%	93%	92%	51%	75%	89%	75%	64%	84%
2010 Projections	86%	90%	97%	93%	92%	51%	75%	89%	75%	64%	84%
2015 Projections	86%	90%	97%	93%	92%	51%	75%	89%	75%	64%	84%
8. % Cost Burden > 30% in '00	86%	83%	70%	92%	87%	51%	71%	79%	75%	63%	80%
2010 Projections	86%	83%	70%	92%	87%	51%	71%	79%	75%	63%	80%
2015 Projections	86%	83%	70%	92%	87%	51%	71%	79%	75%	63%	80%
9. % Cost Burden > 50% in '00	45%	16%	7%	31%	21%	30%	33%	46%	58%	37%	42%
2010 Projections	45%	16%	7%	31%	21%	30%	33%	46%	58%	37%	42%
2015 Projections	45%	16%	7%	31%	21%	30%	33%	46%	58%	37%	42%
10. '00 Other Low-Income (51 to 80% MFI)*	453	1,969	604	3,939	6,965	1,275	1,195	355	922	3,747	10,712
2010 Projections	530	2,304	707	4,608	8,148	1,492	1,398	415	1,079	4,384	12,532
2015 Projections	551	2,395	735	4,791	8,472	1,551	1,454	432	1,121	4,558	13,029
11. % with any Housing Problems in '00	65%	53%	78%	60%	60%	34%	62%	73%	54%	51%	57%
2010 Projections	65%	53%	78%	60%	60%	34%	62%	73%	54%	51%	57%
2015 Projections	65%	53%	78%	60%	60%	34%	62%	73%	54%	51%	57%
12. % Cost Burden > 30% in '00	62%	38%	16%	58%	49%	34%	59%	36%	53%	47%	48%
2010 Projections	62%	38%	16%	58%	49%	34%	59%	36%	53%	47%	48%
2015 Projections	62%	38%	16%	58%	49%	34%	59%	36%	53%	47%	48%
13. % Cost Burden > 50% in '00	34%	1%	2%	6%	6%	3%	13%	15%	16%	13%	8%
2010 Projections	34%	1%	2%	6%	6%	3%	13%	15%	16%	13%	8%
2015 Projections	34%	1%	2%	6%	6%	3%	13%	15%	16%	13%	8%
14. '00 Greater Than 80% MFI*	685	4,519	632	7,793	13,629	4,006	13,271	2,415	5,392	25,084	38,713
2010 Projections	801	5,287	739	9,117	15,944	4,687	15,526	2,825	6,308	29,346	45,290
2015 Projections	833	5,497	769	9,479	16,577	4,873	16,142	2,937	6,558	30,510	47,088
15. % with any Housing Problems in '00	37%	11%	8%	9%	11%	7%	8%	23%	12%	10%	11%
2010 Projections	37%	11%	8%	9%	11%	7%	8%	23%	12%	10%	11%
2015 Projections	37%	11%	8%	9%	11%	7%	8%	23%	12%	10%	11%
16. % Cost Burden > 30% in '00	35%	3%	6%	6%	6%	7%	7%	9%	11%	8%	7%
2010 Projections	35%	3%	6%	6%	6%	7%	7%	9%	11%	8%	7%
2015 Projections	35%	3%	6%	6%	6%	7%	7%	9%	11%	8%	7%
17. % Cost Burden > 50% in '00	7%	0%	0%	0%	0%	1%	1%	2%	1%	1%	1%
2010 Projections	7%	0%	0%	0%	0%	1%	1%	2%	1%	1%	1%
2015 Projections	7%	0%	0%	0%	0%	1%	1%	2%	1%	1%	1%
18. '00 Total Households**	1,679	8,912	1,902	18,461	30,954	6,713	15,112	3,022	7,191	32,038	62,992
2010 Projections	1,964	10,426	2,225	21,597	36,213	7,854	17,679	3,535	8,413	37,481	73,694
2015 Projections	2,042	10,840	2,313	22,455	37,650	8,165	18,381	3,676	8,747	38,969	76,619
19. % with any Housing Problems in '00	61%	41%	77%	47%	48%	22%	15%	34%	25%	21%	34%
2010 Projections	61%	41%	77%	47%	48%	22%	15%	34%	25%	21%	34%
2015 Projections	61%	41%	77%	47%	48%	22%	15%	34%	25%	21%	34%
2010 Estimated Households					36,213					37,481	73,694
2015 Projected Households					37,650					38,969	76,619

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups.

Source: Derived in total from HUD 2000 Census Special CHAS runs.

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